



Planning Commission

The Planning Commission meets the second Wednesday of the month at 4:00 p.m. in the Board of Supervisors' Hearing Room. All meetings are open to the public. Those who wish to speak are asked to complete a "Speaker Information" form (available at the meeting) and submit it to County staff before the Call to Order.

The order and/or deletion of any item on the agenda is subject to modification at the meeting. Actions of the Planning Commission may be appealed to the Board of Supervisors by any interested party by submitting an application for appeal within 15 days. An application for appeal is available this afternoon with the Clerk, at the Community Development Department's office Monday through Friday between 8 A.M. and 5 P.M., or anytime on our webpage in the "Permits and Packets" link.

Packets and staff reports are available for review at the Community Development Department. Questions or concerns may be directed to Planning Department, at 520-432-9300. Agendas and minutes are posted on Cochise County's home page in the "Public Meeting Info" link.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability. Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

**COMMUNITY DEVELOPMENT DEPT.
HOURS OF OPERATION**
Monday through Friday
7:30 a.m. to 5:00 p.m.
Phone: 520.432.9240
Fax: 520.432.9278



Cochise County Planning Commission

Cochise County Complex
Board of Supervisors' Hearing Room
1415 W. Melody Lane, Building G
Bisbee, Arizona 85603

Regular Meeting
March 9, 2016
4:00 p.m.

AGENDA

- 1. 4:00 P.M. - CALL TO ORDER**
- 2. ROLL CALL** (Introduce Commission members and explain quorum and requirements for taking legal action).
- 3. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 4. CALL TO THE PUBLIC – CALL TO THE PUBLIC** - Pursuant to A.R.S . § 38-431.01 (H) this is an opportunity for the public to comment. Individuals are invited to address the Commission on *any issue within the Commission's jurisdiction*. Since Commissioners may not discuss items that are not specifically identified on the agenda, Commission action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.
- 5. NEW BUSINESS**

Item 1- (Page 1) – Docket S-05-05 (La Marquesa Subdivision). This request is for approval of an additional one-year time extension for the La Marquesa Subdivision Tentative Plat that was originally approved by the Board of Supervisors on February, 5, 2007. The current Tentative Plat extension expired on February 5, 2016. The developer is Mr. Patrick Kirk and the Project Engineer is Mr. Blaine Reely of Monsoon Consultants in Tucson.

Item 2 - (Page 6) –PUBLIC HEARING – Docket SU-16-02 (Doman) A request for a Special Use authorization for gunsmithing services, with accessory retail sales, in a Rural (RU) zoning

district located at 1384 E. Jefferson Road, north of Huachuca City. The applicant is Lance Doman.

Item 3 - (Page 29) –PUBLIC HEARING – Docket SU-16-01 (AEPCO Solar Project) A request for a Special Use authorization to approve approximately 202 acres of solar energy, in three phases, at the AEPCO property located at 3525 N. Highway 191 in Cochise. The Applicant is Arizona Electric Power Cooperative Inc. (AEPCO).

Item 4 - (Page 91) –PUBLIC HEARING – Docket SU-06-14C (CQ Palominas) A request for a Special Use modification to approve a new wall sign and an over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Residential zoned property located at 10524 Highway 92, Hereford, Arizona. The Applicant is Copper Queen Community Hospital/Palominas-Hereford Clinic.

6. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

Next P&Z Commission meeting

April 13, 2016

- a. SU-16-03 (Levine) dog boarding near Willcox
- b. SU-16-04 (Kriaris) medical marijuana near Willcox
- c. SU-16-05 (Canna Sunglow) medical marijuana near Pearce
- d. SU-16-07 (Brown) dog boarding near Sierra Vista

May 11, 2016

- a. SU-16-06 (Frazier) medical marijuana north of Elfrida

Upcoming

- a. Special Use request for Indoor Recreation in Whetstone

7. CALL TO COMMISSIONERS ON RECENT MATTERS.

8. ADJOURNMENT

COCHISE COUNTY PLANNING & ZONING COMMISSION
DRAFT MINUTES
February 10, 2016
REGULAR MEETING at 4:00 p.m.

The regular meeting of the Cochise County Planning and Zoning Commission was called to order at 4:00 p.m. by Chairman Greene at the Cochise County Complex, 1415 Melody Lane, Building G, Bisbee, Arizona in the Board of Supervisors' Hearing Room. Mr. Greene admonished the public to turn off cell phones, use the speaker request forms provided, and to address the Commission from the podium using the microphone. He explained the time allotted to speakers when at the podium. He then explained the composition of the Commission, and indicated that there was one Rezoning and one Special Use Authorization Docket on the agenda. Mr. Greene explained the consequences of a potential tie vote and the process for approval and appeal.

ROLL CALL

Mr. Greene noted the presence of a quorum and called the roll, asking the Commissioners to introduce themselves and indicate the respective District they represent; six Commissioners (Jim Martzke, Wayne Gregan, Patrick Greene, Gary Brauchla, Liza Weissler, Tom Borer, Pat Edie and Nathan Watkins indicated their presence. Staff members present included; Paul Esparza, Planning Director; Jesse Drake, Planning Manager; Britt Hanson, Chief Civil Deputy County Attorney; Peter Gardner, Planner I; Jim Henry, Planner I; Janet Williams, Planning & Zoning Technician.

APPROVAL OF THE MINUTES

Motion: January 13, 2015. **Action:** Approve with minor correction

Moved by: Mr. Martzke **Seconded by:** Mr. Borer

Vote: Motion passed (**Summary:** Yes = 6, No = 0, Abstain = 2)

Yes: Mr. Martzke, Mr. Gregan, Mr. Greene, Mr. Brauchla, Ms. Weissler, and Mr. Borer

No: 0

Abstain: Mr. Watkins and Ms. Edie

CALL TO THE PUBLIC:

Mr. Jack Cook of Bisbee spoke on matters of personal concern.

NEW BUSINESS

Item 1—Election of Chairman and Vice-Chairman for 2016.

Chairman Greene opened nominations for Chair. Mr. Gregan nominated Mr. Greene, Mr. Martzke seconded the nomination. There being no further nominations, nominations were closed. Mr. Greene was re-elected Chair by a 7-0 vote, with Mr. Greene abstaining.

Mr. Watkins then nominated Mr. Gregan as Vice-Chair, and Ms. Weissler seconded. There being no further nominations, nominations were closed. Mr. Gregan was elected Vice-Chair by unanimous vote, with Mr. Gregan abstaining.

Item 2 PUBLIC HEARING Docket Z-15-08 (Newell)

A request to rezone a section of a 40 acre parcel from MR-1 MR-1(Multiple Dwelling Residential; one dwelling per 3,600 ft) to GB (General Business) in order to extend the portion of the parcel with GB zoning 320 ft. to the north. The site, located on East Old Stewart Road approximately a quarter mile to the east of the intersection of N. Old Stewart Ramp / N. Huntington Road, Willcox, Arizona is currently zoned SR-12, GB and MR-1. The applicant is Sharon Newell.

Chairman Greene called for the Planning Director's report. Planner I Jim Henry presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Henry also explained Staff's analysis of the request. He noted the support and opposition received, and closed by listing factors in favor of and against approval and invited questions from the Commission. Mr. Henry clarified SR-12 as site built residential with 12,000 square-feet of property per dwelling.

Chairman Greene then opened the Public Hearing. Ms. Newell spoke briefly explaining that her intent is to live on the property.

There being no speakers in support or opposition, Mr. Greene closed the Public Hearing and invited discussion. There being no discussion, Mr. Greene asked for Staff's recommendation. Mr. Henry recommended Conditional Approval with the standard three conditions requested by the staff. Mr. Greene called for a motion. Mr. Martzke made a motion of Conditional Approval, with the Conditions as recommended by Staff. Ms. Weissler seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 8-0.

Motion: Motioned to Approve the Docket with the Conditions and Modifications recommended by Staff

Moved by: Mr. Martzke **Seconded by:** Ms. Weissler

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain = 0)

Yes: Mr. Martzke, Mr. Gegan, Mr. Greene, Mr. Brauchla, Ms. Weissler, Mr. Borer, Ms. Edie, and Mr. Watkins

No: 0

Abstain: 0

Item 3 PUBLIC HEARING Docket SU-15-26 (Richardson) A request for a wellness and spa services center with incidental retail sales in a Residential (R) zoning district at 3499 E. Astro Lane, Sierra Vista, Arizona. The applicants are Dennis and Darci Richardson.

Chairman Greene called for the Planning Director's report.

Planner I Peter Gardner presented the Docket, explaining the background of the request utilizing photos, maps, and other visual aids. Mr. Gardner also explained Staff's analysis of the request. He noted the support and opposition received, and closed by listing factors in favor of and against approval and invited questions from the Commission.

Mr. Greene then opened the Public Hearing. The Applicants, Mr. and Mrs Richardson were present.

Mr. Richardson spoke, stating they are hoping to bring their home to clients on a limited basis, with no medical procedures being done at this location. Ms. Richardson stated she does therapy with essential oils and wants these essential oils to be available after their store has closed.

Chairman Greene asked for speaker. Sharon White spoke in opposition to this Special Use, citing concerns about traffic, property values, medical procedures, and trash.

There being no further speakers, Mr. Greene invited the Applicant to rebut. Ms. Richardson spoke to the minimal use of this site for the business.

There being no further speakers, Mr. Greene closed the Public Hearing. Mr. Gregan asked for clarification of who would living in the home which is their retail store employee. Mr. Greene then asked for Staff's recommendation. Mr. Gardner recommended Conditional Approval. Mr. Greene called for a motion. Mr. Gregan made a motion of Conditional Approval, with the Conditions recommended by Staff. Mr. Martzke seconded the motion. There being no further discussion, Mr. Greene called for a vote on the motion. The motion passed 8-0.

Motion: Motioned to Approve the Docket with the Conditions recommended by Staff

Moved by: Mr. Gregan **Seconded by:** Mr. Martzke

Vote: Motion passed (**Summary:** Yes = 8, No =0, Abstain = 0)

Yes: Mr. Martzke, Mr. Gregan, Mr. Greene, Mr. Brauchla, Ms. Weissler, Mr. Borer, Ms. Edie, and Mr. Watkins

No: 0

Abstain: 0

1. PLANNING DIRECTOR'S REPORT, INCLUDING PENDING, RECENT AND FUTURE AGENDA ITEMS AND BOARD OF SUPERVISORS' ACTIONS.

Next P&Z Commission meeting

March 9, 2016

- a. SU-06-14C (CQ Palominas) sign modification, Palominas
- b. La Marquesa Tentative Plat extension request, Hereford
- c. SU-16-02 (Doman) firearms repair, Huachuca City

Upcoming:

- a. Special Use request for dog boarding, Willcox
- b. Appeal to Board of Supervisors of SU-15-21 (Canna) medical marijuana in Elfrida
- c. Master Development Plan for 2800 unit conservation subdivision east of St. David

CALL TO COMMISSIONERS ON RECENT MATTERS:

ADJOURNMENT – Mr. Martzke moved to adjourn, Ms. Weissler seconded, and the meeting was adjourned at 5:15 pm.



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

TO: Cochise County Planning and Zoning Commission
FROM: Jesse Drake, Planning Manager *JD*
For: Paul Esparza, AICP, Planning Director
DATE: February 4, 2016 for the March 9, 2016 Meeting
SUBJECT: S-05-05 (La Marquesa) Tentative Plat Extension request

I. REQUEST FOR TENTATIVE PLAT EXTENSION

This request is for approval of an additional one-year time extension for the La Marquesa Subdivision Tentative Plat that was originally approved by the Board of Supervisors on February, 5, 2007. The current Tentative Plat extension expired on February 5, 2016. The developer is Mr. Patrick Kirk and the Project Engineer is Mr. Blaine Reely of Monsoon Consultants in Tucson.

II. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Subdivision Size: 317.00 Acres
Zoning: RU-4 (Rural, minimum lot size 4 acres)
Growth Area: D-Rural
Comprehensive Plan Designation: D-Rural
Area Plan: None
Existing Uses: Vacant 103-lot subdivision
Type of Subdivision: Residential Conservation Subdivision
Flood Zone: X

Relation to Subject Subdivision	Zoning District	Use of Property
North	RU-4	Vacant
South	RU-4	Low Density Residential & Vacant
East	RU-4	Vacant
West	RU-4	Low Density Residential & Vacant

III. SUBDIVISION HISTORY

February 5, 2007 - Board of Supervisors approves the La Marquesa Tentative Plat (two year approval).
2009 - 1st approval expires; developer receives a one-year administrative extension to 2/5/10.
Jan 2010 - 1st extension expires; Planning and Zoning Commission approves extension to 2/5/11.
Dec. 2010 - 2nd extension due to expire, Commission approves extension to 2/5/12; request for waiver of water company service requirement denied.

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

March 2012 – 3rd extension expires, Commission approves extension to 2/5/13; request for waiver of water company service requirement denied.

Feb. 2013 – 4th extension expires, Commission approves extension to 2/5/14.

March 2014 – 5th extension expires, Commission approves extension to 2/5/15.

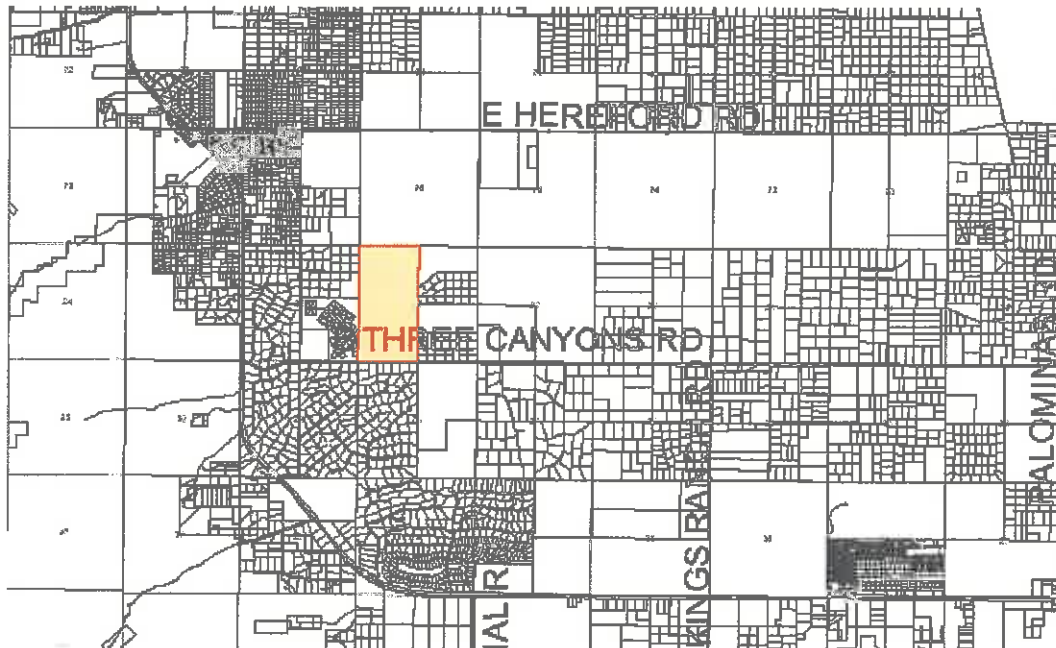
March 2015 – 6th extension expires, Commission approves extension to 2/5/16.

IV. NATURE OF REQUEST

La Marquesa subdivision is a 103-lot Residential Conservation subdivision located on 317 acres, zoned RU-4 (Rural; one dwelling unit per 4 acres). The parcel, 104-01-011R, is located on the north side of Three Canyons Road in Hereford, approximately one mile east of Highway 92.



Aerial



Location Map

Tentative Plat approval by the Board of Supervisors gives the developer two years to complete a Final Plat. After the original Tentative Plat approval expires, an applicant may request one year extensions,

the first of which may be granted administratively. After the initial administrative extension, subsequent extensions must be approved by the Planning and Zoning Commission.

The La Marquesa subdivision Tentative Plat was given conditional approval February 5, 2007 by the Board of Supervisors and granted six subsequent extensions. Each of these Tentative Plat extensions required that the conditions of approval would remain as granted in the original 2007 approval. Should the Commission grant the current request; staff would again recommend that these conditions carry forward. The conditions are:

1. The Final plat shall be in substantial conformance with the tentative plat and meet all the requirements for final platting as stipulated in the current Cochise County Subdivision Regulations; and the original conditions as approved which are copied below for your convenience.
2. Prior to final plat approval:
 - a. A note on the plat indicating required maintenance of drainage structures by the Homeowners Association.
 - b. The final plat should include proper recording information for Silver Concho Way and Three Canyons Road.
 - c. The final plat should depict the location of fire hydrants every 1000'.
 - d. The easements for riprap at drainage structure outlets should be clearly labeled to show purpose.
 - e. Legal description should be revised to fix discrepancy in the description of east line of the subdivision's boundary which does not go to the mid-section line.
 - f. Per Rural Addressing, the street names S Alta Mira LN and S Aragon CT will be reversed on the plat.
 - g. Applicant must secure a determination of water adequacy from ADWR.
 - h. An approved and legal conservation easement document shall be completed and recorded with the final plat.
 - i. Improvement plans shall be substantially approved and should include all traffic signs, including the required warning sign, per H&F variance approval, for affected curves.

IV. RECOMMENDATION

Staff recommends conditional approval of the one-year extension for the La Marquesa subdivision Tentative Plat, to expire on February 5, 2017; the conditions to be the same as for the original Tentative Plat approval on February 5, 2007.

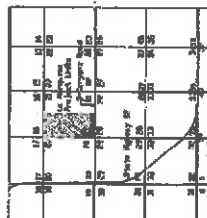
Sample Motion: *Mr. Chairman, I move to conditionally approve Docket S-05-05, a one-year extension for the La Marquesa Subdivision Tentative Plat, to expire on February 5, 2017; with conditions to be the same as for the original Tentative Plat approval on February 5, 2007.*

IV. ATTACHMENTS

- A. La Marquesa Subdivision Tentative Plat Sheet 1
- B. Extension request letter



DATE	ML
CHECKED	BTR
DATE	1/25/06
SCALE	AS NOTED
JOB NO.	
WEEK	



197, 22, MOORE

FOR FURTHER INFORMATION, CONTACT THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND, OR THE NATIONAL ARCHIVES AT COLLEGE PARK, MARYLAND.

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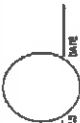
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SURVEYORS CERTIFICATE

MINNETT CERTIFY THAT THIS TENTATIVE PLAN, CONSISTING OF NINE (9) SHEETS, REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION AND THAT THE PROPERTY OWNERS AND THE LEGAL DESCRIPTION THEREON HERETOFORE DO CORRECTLY REPRESENT THE LAND BEING SURVEYED.



DATE _____

STATE OF NEW YORK

- 1 LOWER SHEET
- 2 BONDARY PERICAL SECTION
- 3 TENTATIVE PLAT SHEETS
- 4 SOIL EVALUATION TEST DATA
- 5 BROADWAY CEMENTITY \ LOT AREA DATA

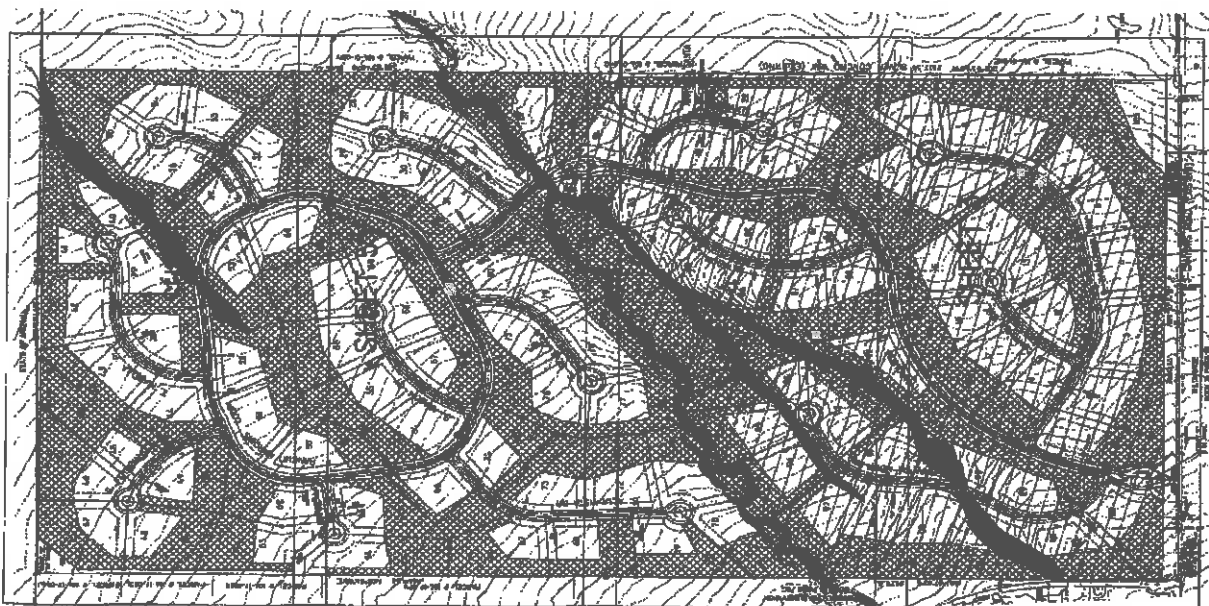
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DEVELOPER AND OWNER

SCUNCHO, ILL.
ATTN: PATRICK KIRK
460 E. ALDER SPRING PLACE
TUCSON, ARIZONA 85737
(520) 540-1280

GENERAL NOTES

- THESE ARE THE QUESTIONS THAT MUST BE ANSWERED BY THE POLICE AND THE PROSECUTOR. THE ANSWERS TO THESE QUESTIONS WILL BE THE BASIS FOR THE PROSECUTOR'S DECISION TO PROSECUTE OR NOT TO PROSECUTE. THE ANSWERS TO THESE QUESTIONS WILL ALSO BE THE BASIS FOR THE JURY'S VERDICT. THE ANSWERS TO THESE QUESTIONS WILL ALSO BE THE BASIS FOR THE COURT'S SENTENCE.



Hi Jesse.

I am requesting a one year extension on the La Marquesa Plat from the P and Z commission. If you could arrange a time for me to present, I would appreciate it.

Patrick Kirk
President
SCONCHO LLC

On Fri, Jan 29, 2016 at 2:17 PM, Drake, Jesse <JDrake@cochise.az.gov> wrote:

Mr. Kirk,

Please forward me a letter or email requesting a one-year extension for the S-05-05 La Marquesa Subdivision Tentative Plat conditionally approved by the Board of Supervisors on February 5, 2007.

Thank you,

Jesse Drake
Planning Manager
Cochise County Community Development
Planning, Zoning and Building Safety Division
1415 Melody Lane, Building E
Bisbee, AZ 85603
[520-432-9300](tel:5204329300)
[520-432-9278](tel:5204329278) fax

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Community Development
Planning, Zoning and Building Safety Division
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MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Peter Gardner, Planner I *PG*
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Docket SU-16-02 (Doman)
DATE: February 22, 2016 for the March 9, 2016 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use authorization for gunsmithing services, with accessory retail sales, in a Rural (RU) zoning district. The proposed use is considered Repair Services, Light and requires a Special Use Authorization per Section 607.30 of the Zoning Regulations. The subject property, 106-27-007A, is located at 1384 E. Jefferson Road, north of Huachuca City. The applicant is Lance Doman.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 4.49 Acres (195,667 square-feet)
Zoning: RU-4 (Rural; one dwelling per 4 Acres)
Growth Area: Category D-Rural Area
Comprehensive Plan Designation: Rural
Area Plan: None
Existing Uses: Single Family Residential
Proposed Uses: Repair Services, Light

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	County Maintained Road / RU-4	E. Jefferson Road / State Trust Land
South	RU-4	Rural Residential
East	RU-4	Rural Residential
West	RU-4	Rural Residential

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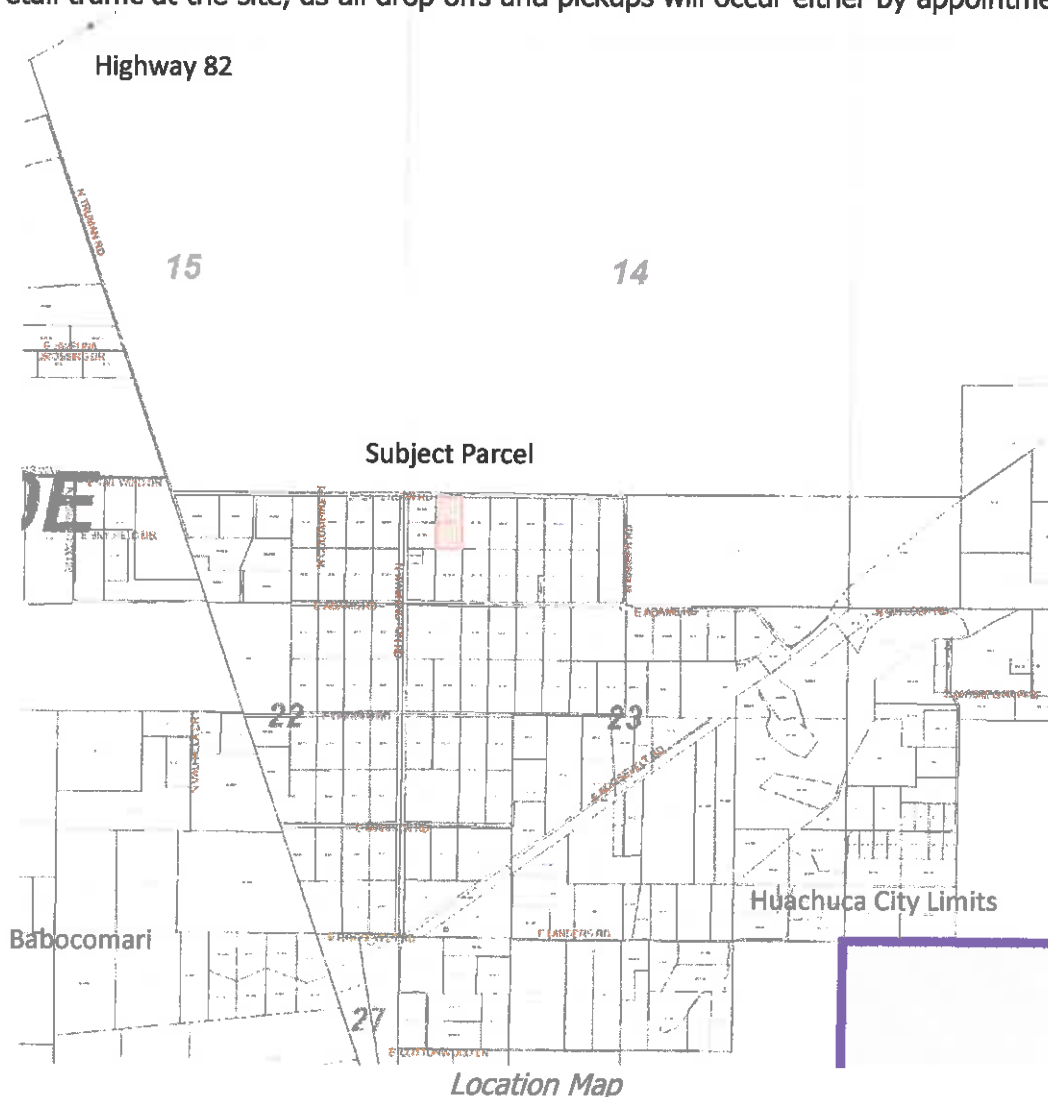
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520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

II. PARCEL HISTORY

- 1973 – Original home & septic system installed
2002 – Home replaced with current modular home
2003 – Accessory structures built
2004 – Addition to home constructed

III. NATURE OF REQUEST

The Applicant is requesting a Special Use Authorization to approve using an existing residential accessory structure to provide gunsmithing services, with limited accessory sales and transfers of firearms. The principal focus of the business is repair and refinishing of antique and classic firearms, particularly wooden components. Other repair and modification services will also be offered. The applicant will be applying for a Federal Firearms License (FFL) to properly take in and return firearms in compliance with all applicable federal laws. This license will also permit the applicant to directly receive parts that are controlled under the Federal Firearms Act (FFA), as well as accepting direct shipments of firearms from distributors and performing the required transfer paperwork for the end customer. The sales and transfer portion of the business will be limited, with no retail shop, no sign, and no sales stock kept on hand. There will be no substantial retail traffic at the site, as all drop offs and pickups will occur either by appointment, or off-site.



With no significant retail component and no employees beyond the residents, there will be minimal traffic generated, and the existing chip-sealed County maintained road will support said traffic. The applicant has requested to use the existing 20 foot wide, native surfaced, residential driveway. Staff is supportive of this request due to the minimal traffic likely to be generated. The existing, permitted structure, where the business will take place, is located approximately 30 feet from the southern property line, which is 10 feet closer than the required 40 feet for a Special Use in the Rural Zoning District. As the building is already built, is 200 feet from the nearest structure on the adjoining parcel, and the use is not expected to generate any impacts beyond a personal residential workshop, Staff recommends approval of a waiver to permit the building to remain in its current location.



Aerial view

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed.

Seven of the ten factors apply to this request. The project, as submitted, complies with five of those seven factors. With the requested and recommended Conditions and Modifications, it complies with the other two factors. The three remaining factors are not applicable to this application.

A. Compliance with Duly Adopted Plans: Complies

The proposed project complies with the Economic Development Element of the Comprehensive Plan. This Element encourages supporting entrepreneurship and encourages locating businesses near existing infrastructure. This site is located on a county maintained road, which will easily be able to support the minimal increase in traffic. All necessary infrastructure currently exists.

B. Compliance with the Zoning District Purpose Statement: Complies

The purpose statement in Article 6 includes Section 601.02 "To encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service compatible with rural living...". The proposed use will support the local area by providing gunsmithing services to local gun owners.

C. Development Along Major Streets: Does Not Apply

While E. Jefferson Road is a County maintained road, it is neither a major thoroughfare nor an arterial roadway, and no new access is proposed.



The entrance to the site.

D. Traffic Circulation Factors: Complies

The proposed use will generate a minimal amount of intermittent additional traffic, which E. Jefferson Road will easily be able to absorb per the transportation planner's analysis (attached). Based on the limited nature of the request, the Transportation Department also supports waivers from the Commission and the County Engineer to permit the existing residential driveway to remain as-is, after it is authorized with an informational permit.

E. Adequate Services and Infrastructure: Complies

The site is accessed via E. Jefferson Road, which is a county-maintained roadway. SSVEC and Century Link provide utility services. The Whetstone Fire District provides fire and emergency medical services. An existing septic system will provide waste disposal and sanitary facilities are located in the adjacent primary residence. Water is provided by a private well.

F. Significant Site Development Standards: Complies with Modifications

To comply with this factor, several modifications will be required from the Commission and the County Engineer. The first is a waiver to permit the 20-foot wide, native surface driveway and parking areas in lieu of a 24-foot wide chip sealed driveway and parking areas. The second is a waiver to permit the structure to remain approximately 30 feet from the southern property line instead of the required 40 feet. As the site is in a Category D – Rural area, no screening or landscaping is required.



View of the accessory building to be used

G. Public Input: Complies

The Applicant sent letters to all property owners within 1,500 feet of the parcel to notify them of the application and to address any neighbor concerns. Staff has also mailed notices to the same property owners, and has received three letters of support, including one from a neighbor immediately to the west of the subject parcel, and also one letter of opposition citing an objection to a business in a residential area.

H. Hazardous Materials: Complies with Conditions

Since potentially hazardous materials will be present, including solvents, varnishes, and gunpowder, Staff recommends a condition requiring proper storage and disposal of any such materials.

I. Off-Site Impacts: Does Not Apply

The proposal will not create any offsite impacts that may harm the rural lifestyle of the surrounding community, other than the additional intermittent traffic that will be generated. The maximum estimated traffic generated will not increase the traffic levels beyond the range for a single family home, which is well within the capacity of E. Jefferson Road per the transportation planner. No other odors, noise, dust, smells, lights, or storm water run-off will be generated, and the site will maintain the appearance of a residential site.

J. Water Conservation: Does Not Apply

No new construction is proposed; therefore, the standards in Article 18 do not apply. Any future construction will be required to comply with the requirements of the Sierra Vista Sub-Watershed Overlay District.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The Applicant is requesting several modifications to the County's site development standards from the Commission.

1. A waiver to permit the 20-foot wide, native surface driveway and parking areas in lieu of a 24-foot wide chip sealed driveway and parking areas.
2. A waiver to permit the structure to remain approximately 30 feet from the southern property line instead of the required 40 feet for a Special Use.

VI. PUBLIC COMMENT

Staff mailed notices to neighboring property owners within 1,500 feet of the subject property on February 2, posted the property on February 16, 2016 and published a legal notice in the *Bisbee Observer* on February 18, 2016. In response to applicant and County mailings, the Planning Department received two letters supporting this request, and one in opposition.

VII. SUMMARY AND CONCLUSION

This request is for a Special Use authorization to approve a gunsmithing business with an accessory retail component, considered Repair Services, Light, in an existing residential accessory structure in an RU-4 zoning district.

Factors in Favor of Approving the Special Use

1. With the recommended Conditions of Approval and Modifications, the proposed use would fully comply with the applicable seven Special Use factors used by staff to analyze this request;
2. The Cochise County Comprehensive Plan encourages entrepreneurship and locating businesses in areas where suitable infrastructure exists;
3. The proposal will provide a service to the rural community with minimal impacts; and
4. Three letters of support has been received.

Factor Against Allowing the Special Use

1. One letter of opposition has been received.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to the following Conditions:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. Any potentially hazardous materials shall be stored and disposed of per manufacturer's and industry standards;
3. The Applicant shall apply for an informational permit to legitimize the existing driveway, and request a waiver for the County Engineer for the driveway width and surfacing;
4. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
5. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

Sample Motion: *Mr. Chairman, I move to approve Special Use Docket SU-16-02, with the Conditions of Approval and Modifications recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

IX. ATTACHMENTS

- A. Application
- B. Parcel map, aerial, and site plan
- C. Agency comment memos
- D. Citizen comment

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER 10627007A3
APPLICANT Lance Donald Doman
ADDRESS 1384 E. Jefferson Road, Huachuca City, AZ 85616
CONTACT TELEPHONE NUMBER (310) 948-8707
EMAIL ADDRESS: ldmotorson@gmail.com
PROPERTY OWNER (IF OTHER THAN APPLICANT) Lisa Maree Doman
ADDRESS 1384 E. Jefferson Road, Huachuca City, AZ 85616

DATE SUBMITTED January 27, 2016

Special Use Permit Public Hearing Fee (if applicable)	\$ _____
Building/Use Permit Fee	\$ _____
Total paid	\$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report

6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property?

Residential; home of Lance and Lisa Doman, and Lisa's sister, Debra Coleman

- What is the proposed use or improvement?

We would like authorization to conduct a business from the home, gunsmithing and sale

of firearms, in order to receive a Federal Firearms License through ATF.

2. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

Gunsmithing and firearms sales from residence. No impact to anyone is expected.

3. Describe all intermediate and final products/services that will be produced/offered/sold.

Gunsmithing, purchasing of parts for gunsmithing, sales of firearms in accordance with Federal and local laws.

4. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

The gunsmithing shop is located within a metal building on the property.

5. Will the project be constructed/completed within one year or phased? One Year _____

Phased ____ if phased, describe the phases and depict on the site plan.

Not applicable.

6. Provide the following information (when applicable):

A. Days and hours of operation: Days: ⁵_____ Hours (from ⁹_____ AM to ⁵_____ PM)

B. Number of employees: Initially: ⁰ Future: ⁰
Number per shift Seasonal changes _____

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.

Little to no change in residential traffic. Customers will be by-appointment only.

(2) Total trucks (e.g., by type, number of wheels, or weight)

Not applicable.

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?

Traffic will arrive predominately from the west on East Jefferson Road.

(4) If more than one direction, estimate the percentage that travel in each direction

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest

There is very little traffic at any time out here.

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.

Estimated total gallons of water used: per day _____ per year _____

Will you use a septic system? Yes _____ No _____ If yes, is the septic tank system existing?

Yes _____ No _____ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes ^{xxx} _____ No _____ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached _____ NA ^{xxx} _____

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water		
Sewer/Septic	Septic system	
Electricity	Sulphur Springs Electric Coop	
Natural Gas	None used	
Telephone	Century Link	
Fire Protection	Whetstone Fire District	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

No activities will be conducted outdoors.

2. Will outdoor storage of equipment, materials or products be needed? Yes ____ No ^{xxx} ____ if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. _____

Will any noise be produced that can be heard on neighboring properties? Yes ____ No ^{xxx} ____ if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

3. Will any vibrations be produced that can be felt on neighboring properties? Yes ____ No ____ if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

No vibrations will occur from any source.

4. Will odors be created? Yes ____ No ^{xxx} ____ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties? _____

5. Will any activities attract pests, such as flies? Yes ____ No ^{xxx} ____ If yes, what measures will be taken to prevent a nuisance on neighboring properties? _____

6. Will outdoor lighting be used? Yes _____ No ^{xxx}_____. If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.
7. Do signs presently exist on the property? Yes _____ No ^{xxx}_____. If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.
- A. _____ B. _____ C. _____ D. _____
8. Will any new signs be erected on site? Yes _____ No ^{xxx}_____. If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).
9. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?
- Yes _____ No ^{xxx}_____
- If yes, will storm water be directed into the public right-of-way? Yes _____ No _____
- Will washes be improved with culverts, bank protection, crossings or other means?
- Yes _____ No ^{xxx}_____
- If yes to any of these questions, describe and/or show on the site plan.
10. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)
- Maintain a gravel driveway.
11. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)
12. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
- Yes _____ No ^{xxx}_____. If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

2. How many acres will be cleared? _____
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used
(Show on site plan if appropriate.) _____

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ___ No ___ If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

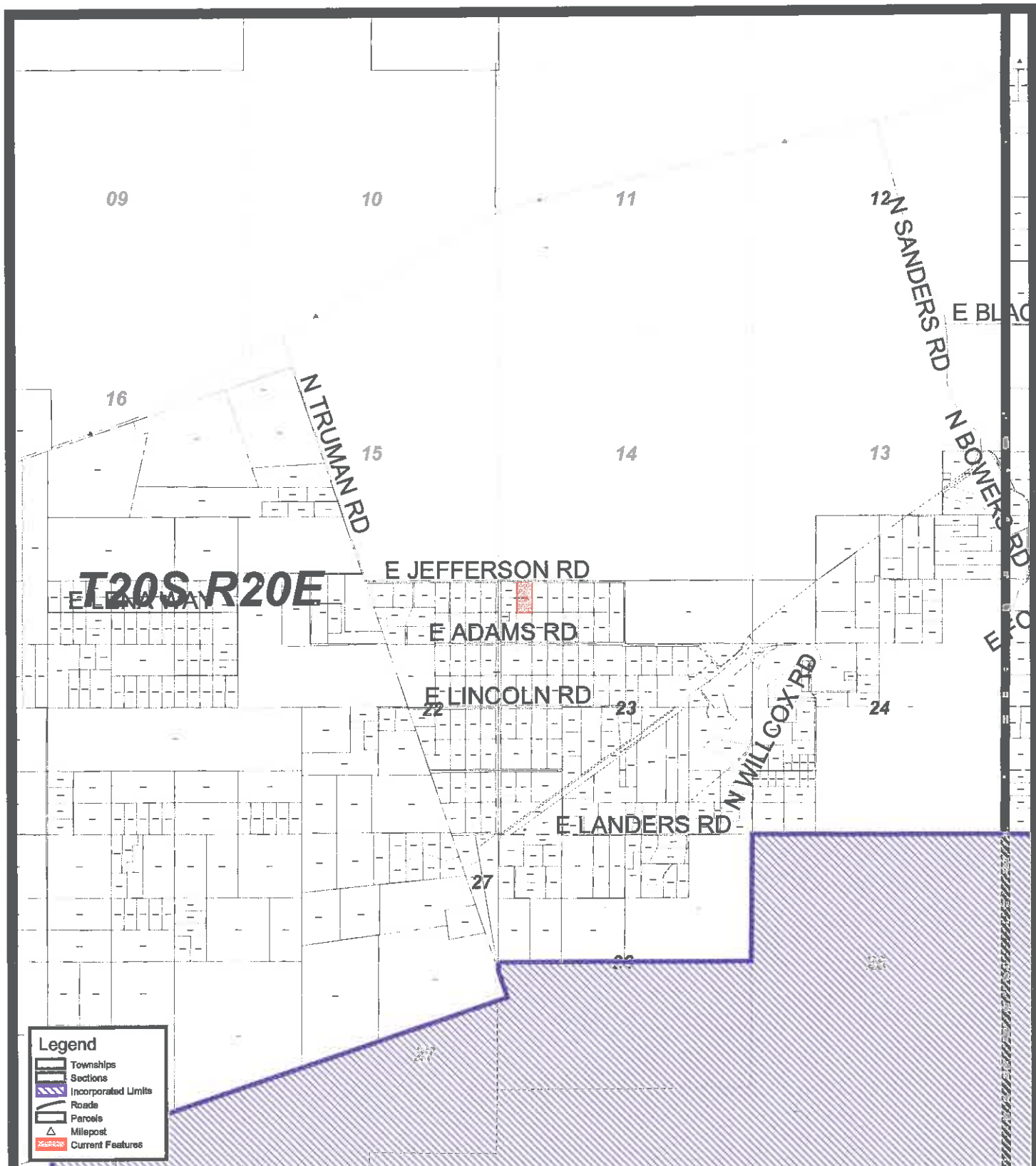
SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Lance D. Doman

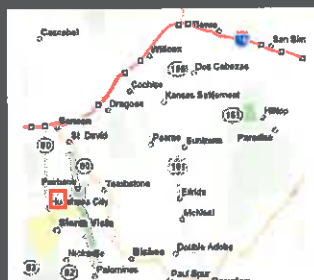
Print Applicant's Name Lance D. Doman

Date signed January 27, 2016



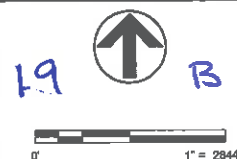
Legend

- Townships
- Sections
- Incorporated Limits
- Roads
- Parcels
- Milepost
- Current Features



SU-16-02 (Doman)

This map is a product of the
Cochise County GIS
Information Technology Dept.





Google earth



Conceptual Site Plan

1/23/2016

Owner: Lisa Doman
Site Address: 1384 E. Jefferson Road
Huachuca City, AZ 85616

Legal: Presidential Estates Lot 7

Parcel #: 10627007A3

Parking Req'd: 1 PER 350 SQ FT -
2" GRAVEL MINIMUM - NO STRIPING

Zoning: RU-4

County: Cochise

Floodplain: X

Jurisdiction: Cochise County (unincorp.)

Township: T20S R20E S23

Recorder's Plat: Book 004 Page 123

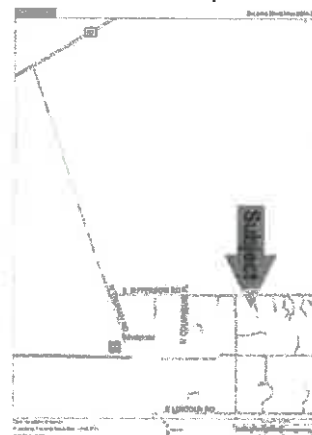
Purpose: Obtain Special Use Permit
Required to operate Licensed firearm
sales and repair in existing structure under
the jurisdiction of the US Department of
Justice Bureau of Alcohol, Firearms,
Tobacco, and Explosives.

Landscaping consist of native desert
plants with additional mature tree and
shrub plantings. Landscaping effectively
screens all structures from roadway.

Existing drainage swale next to roadway
along site frontage.

All structures are existing with maximum
ridge heights less than 16 feet.

Location Map



Scale: 1" = 30' (when printed on Arch D)

E. Jefferson Road (2 way paved)

323.00' S 89°48'40" E

20' Setback



Gravel
Driveway
Min. 15' Wide

Typical Site Drainage

20' Setback

619.03' N 0°34'0" E

20' Setback

618.27' S 0°8'15" W

house

Garage

Electric
Service

Carport

Landscaping
520.00 sq ft

20' Setback

322.17' N 89°56'46" W



Cochise County Community Development

Highway and Floodplain Division

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MEMORANDUM

Date: February, 2016
To: Peter Gardner, Planner
From: Karen L. Lamberton, County Transportation Planner
Subject: Doman Gunsmithing Shop/SU 16-02/Parcel #106-27-007A

The Applicant, Lance Doman, is seeking a Special Use Authorization to conduct a small scaled gunsmithing service shop in his residential area garage. The scale of the operation would be considered a home occupation if it were not for the type of potentially hazardous (explosive) materials inherent in this type of repair service.

We have no objection to issuing the requested Special Use Authorization with the following condition:

- The applicant will be required to legitimize their residential driveway with the Highway Dept. and bring the driveway apron up to commercial design standards, unless exempted by the County Engineer.

Traffic Analysis

This proposed use is for a small scaled, owner run home business to repair guns and accessory sales related to that use. The site will not be advertised to the public and no employees, other than the owner himself, are anticipated. Given the limited scale of this use, the single ownership/employee status and the fact that this will not be a commercial site marketed to the general public it is unlikely that this proposed use would exceed the high end of a typical residential unit (21 vehicle trips per day) on any given day. *ITE Manual, 8th Addition*. It is not expected that this proposal will notably change the traffic impacts or traffic circulation in the area.

Access is taken onto Jefferson Rd., a county-maintained, rural minor collector roadway, with a chipped-sealed surface and a 24 foot cross-section.

Driveway Access to Jefferson Road

The County has no record of the residential driveway (either because it predates our Right-of-Way permit process or was included in the residential permit) and requests that the applicant legitimize their driveway access onto the county-maintained roadway system with an

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floodplain@cochise.az.gov

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1-877-777-7958
planningandzoning@cochise.az.gov

Informational (No-Fee) Right-of-Way Encroachment Permit prior to, or concurrent with, their Commercial Permit application.

At the Commercial Permit phase the applicant would also be required to bring the driveway apron up to a commercial design standard (hard-surfaced, minimum 24 foot width with minimum 35 foot radii). A Right-of-Way Encroachment Permit (\$100) would be needed to conduct work in the County Right-of-Way and to coordinate with the County Highway Dept. for review and approval of the commercial driveway connection to Jefferson Rd. Access is connecting to a county-maintained roadway on County rights-of-way and exemptions to this approved Roadway Design Standard may only be granted by the County Engineer.

Highway staff has conducted a preliminary review of this access driveway and this proposed use and have stated that such a request would likely receive a staff recommendation of support; although the final decision is subject to the review and analysis of the County Engineer. If the applicant would like to have an exemption to the design standard considered it is recommended that they contact the Highway Dept. in advance of applying for a Commercial Permit and submit a written request with a justification for the exemption to Ms. Karen Riggs, P.E, County Engineer at 1415 Melody Lane, Bisbee, AZ 85603.

Recommendations for Modifications to Design Standards

Given the small trip generation anticipated for this use and the lack of unusual traffic impacts on the roadway beyond that typical for the subject parcel under as-of-right uses, there would be no objection to granting a modification to allow the applicant to keep the native surfaced driveway and parking areas.

Advisory Note to the Applicant

At the conceptual phase there is often less detail known than is required under the actual Commercial Permit phase. The applicant is advised that their permit application is incomplete and will not be adequate at the Commercial Permit phase. (e.g. Q5, 6B is one employee; the applicant is considered the employee for the business operation; well and septic information, Q3 check NO, Sec C1 & 2, Sec D YES etc) Please complete all questions, note N/A on items not related to this proposed use. A Hazardous or Polluting Materials Use Questionnaire will be required at the Commercial Permit phase.

Details (e.g. dimensions) of the driveway access will be needed to obtain the ROW/Encroachment Permit and should also be included in the Commercial Permit application. Providing a complete application and additional driveway details will reduce delays in processing a Commercial Permit for this proposed use.



Cochise County
Community Development
Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: February 2, 2016
To: Peter Gardner, Planner I
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-16-02 (Doman)

Background: The applicant, Lance Doman, is requesting a Special Use authorization for gunsmithing services, with accessory retail sales, in a Rural (RU) zoning district. The proposed use is considered Repair Services, Light and requires a Special Use Authorization per Section 607-30 of the Zoning Regulations. The subject property, 106-27-007A is located at 1384 E. Jefferson Road, north of Huachuca City, and is further described as Section 23, Township 20 South, Range 20 East of the Gila and Salt River Meridian, in Cochise County, Arizona. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is from Highway 82, south on North Truman Road, East on Jefferson Road
- Jefferson Road is county maintained (#476) and was dedicated to the Public per Book 4 of Maps and Plats Page 115, records of Cochise County.

Recommendation:

- No need for right-of-way dedication is required for Jefferson Road at this time.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Special Use Docket SU-16-02 (Doman)

☒ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*I do not live in the area as of 2009 but
gunsmithing is a reputable trade and
non intrusive to the environment.*

☐ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Lydia Grimes (Grizzle Robey)

SIGNATURE(S):

Lydia Grimes

YOUR TAX PARCEL NUMBER: *106-26-017 0* (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday, February 22, 2016 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by March 8, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the public hearing on March 9, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Special Use Docket SU-16-02 (Doman)

☒ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*I am very much in favor of Mr. Doman having a
generalizing business next door. This business will
be an asset to the community.*

☐ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

Silbert Reeves
Alma Reeves

YOUR TAX PARCEL NUMBER: 106-27-00846 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday, February 22, 2016 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by March 8, 2016 to have your support or non-support verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

FEB 08 2016

PLANNING

26 D

Gardner, Peter B

From: Gini Arthur [garthur616@gmail.com]
Sent: Saturday, February 27, 2016 4:48 PM
To: Gardner, Peter B
Subject: Docket SU-16-02 (Doman)

Reference your letters of February 2, 2016. We own 3 Parcels (106-26-007, 106-26-012 and 126-26-013) in the Presidential Estates area that were notified of the Doman request for a Special Use authorization for gunsmithing services, with accessory retail sales, in a RU zoning district.

We support the request of Mr Doman for the Special Use authorization since this use will not interfere with our enjoyment of our properties. In fact, we may become customers of his once he receives approval of this authorization.

Regards,
David & Virginia Arthur
Excalibur Trust

--

Gini Arthur, CRS, GRI
Sierra Vista Realty, Inc
301 N. Garden Avenue
Sierra Vista, AZ 85635
Phone: 520 458-4388
Fax: 520 459-7603
Cell: 520 249-5588 (Preferred)

Special Use Docket SU-16-02 (Doman)

____ YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

THIS AREA IS ZONED RESIDENTIAL, ~~THE~~ I LIVE HERE
TO GET AWAY FROM BUSINESS. PLEASE LEAVE OUR NEIGHBORHOOD
ALONE!

(Attach additional sheets, if necessary)

PRINT NAME(S):

Romney Russell

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: 106-26-0196

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. Written comments must be received no later than 4 PM on Monday, February 22, 2016 to be included in the staff report to the Commission in order for them to consider the comments before the meeting. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Peter Gardner at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the public hearing on March 9, 2016. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO:

Peter Gardner, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Jim Henry, Planner I
FOR: Paul Esparza, Planning Director AICP
SUBJECT: Docket SU-16-01 (AEPCO Solar Project)
DATE: March 1, 2016 for the March 9, 2016 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use Authorization to approve approximately 202 acres of solar energy facilities on AEPCO owned property on US 191 near Cochise, AZ. Three phases are included in the proposal. Phase One and Two include, APN 205-14-002 which is zoned High Industrial (HI). Phase Three includes, APN 205-03-004 and 005, both parcels are zoned HI. Phase Three (future) includes parcels APN 205-03-001B, 001C, 006 and 014 all of which are zoned Rural (RU-4). The proposal includes portions of Sections 03 and 10, of Township 16 South, Range 24 East of the G&SRB&M. The proposed use is considered a Special Use per Sections 1405.10 and 607.52 of the Zoning Regulations. The Applicant is Arizona Electric Power Cooperative Inc. (AEPCO).

I. DESCRIPTION OF PHASES AND SURROUNDING LAND USES

Phase One & Two (APN 205-14-002)

Parcel Size: 85.64
Proposed Net Area used for Solar Project: 37.0 Acres
Zoning: HI
Growth Area: Category D
Comprehensive Plan Designation: Rural
Area Plan: None
Existing Uses: Vacant land
Proposed Uses: Phase One: 3 MW solar facility / Phase Two: portion of 30-35 MW solar facility

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	HI	AEPCO Power Plant
South	SR-22	Vacant / Arizona Sun Sites Unit 7
East	RU-4	Vacant
West	SR-22	Vacant / Arizona Sun Sites Unit 7

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Bisbee, Arizona 85603
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520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

PHASE Three (APN 205-03-004 and 005)

Parcel(s) Size: 53.86 acres
 Proposed Net Area used for Solar Project: 31.50 acres
 Zoning: HI
 Growth Area: Category D
 Comprehensive Plan Designation: Rural
 Area Plan: None
 Existing Uses: Vacant land
 Proposed Uses: Portion of 30-35 MW Solar Facility

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant AEPCO Property / US 191
South	HI	AEPCO Power Plant
East	RU-4	Vacant AEPCO Property / US 191
West	SR-22 / RU-4	Vacant / Sludge Ponds

PHASE Three (future) (APN 205-03-006, 014, 001B and 001C)

Parcel(s) Size: 336.59 acres
 Proposed Net Area used for Solar Project: 134 acres
 Zoning: RU
 Growth Area: Category D
 Comprehensive Plan Designation: Rural
 Area Plan: None
 Existing Uses: Vacant land / leased for grazing
 Proposed Uses: Portion of 30-35 MW Solar Facility

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4	Vacant AEPCO Property / Willcox Playa
South	HI	AEPCO Property
East	RU-4	Vacant AEPCO Property / Willcox Playa
West	HI	Vacant AEPCO Property / US 191

II. PARCEL HISTORY

205-14-002:

- *Re-zoned from RU to HI in 2002 to add a 40 MW gas turbine generating unit*

205-03-004:

- *SUP for coal combustion waste disposal facility (sludge ponds) in 1993*
- *Re-zoned from RU to HI in 2002*

205-03-005:

- *SUP for coal combustion waste disposal facility (sludge ponds) in 1993*
- *Re-zoned from RU to HI in 2002*

205-03-006:

- *SUP for coal combustion waste disposal facility (sludge ponds) in 1993*

205-03-001B: None

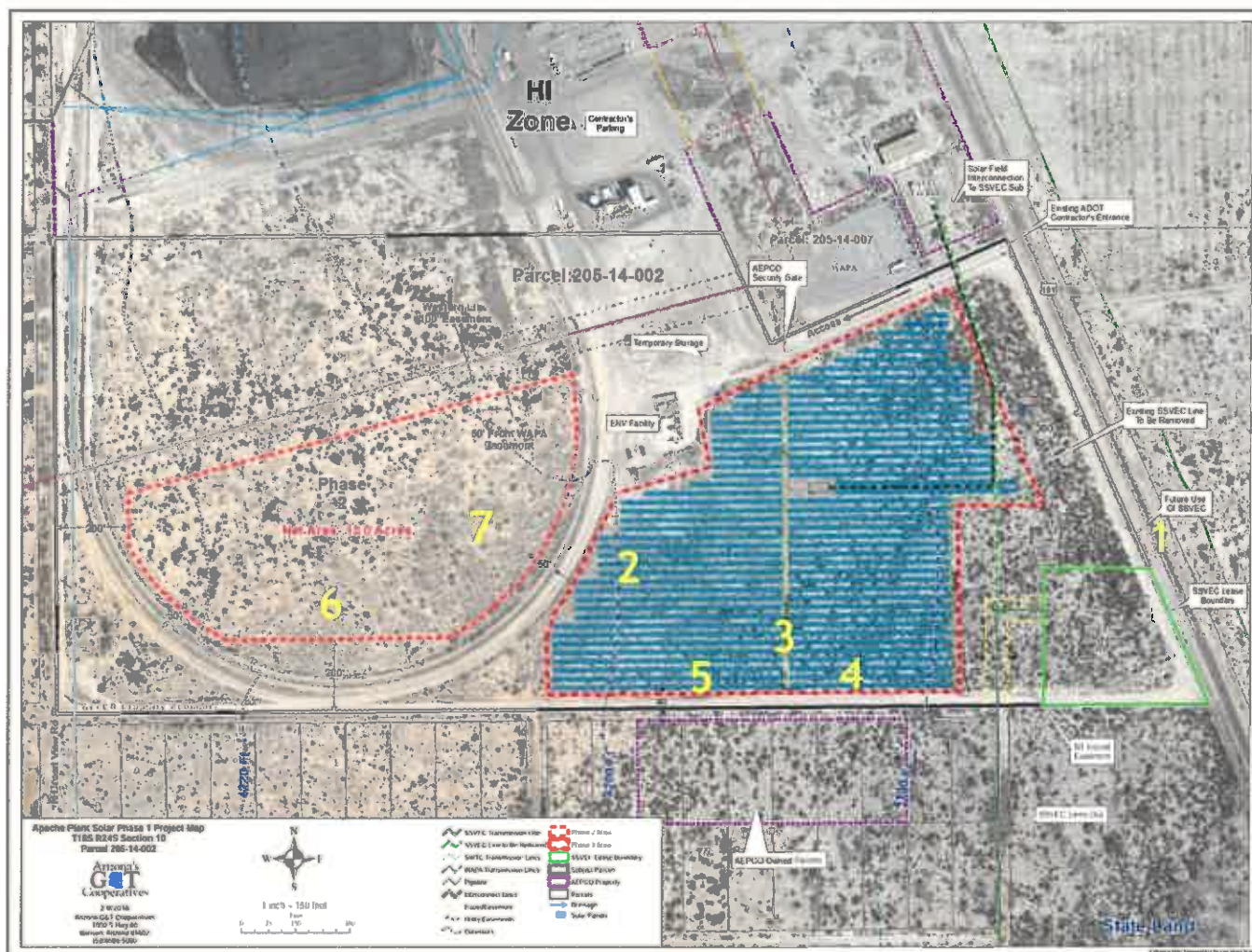
205-03-001C: None

205-03-014: None

III. NATURE OF REQUEST

AEPCO is a non-profit consumer owned electrical generating plant and provides electrical power for much of Arizona and parts of New Mexico and California. A power plant has existed at this site since the early 1950's. Sulphur Springs Valley Cooperative (Inc.) purchased the property in the early 1960's and constructed a coal fired electrical generation unit in 1963 prior to the County's adoption of Zoning Regulations. Thus, the existing plant is considered a legal non-conforming use. As such, it could expand up to one hundred percent (100%) without requiring a Special Use Authorization. The original site was 217 acres, but with a Special Use Authorization granted in 1993, AEPCO added approximately 315 acres, which was over the (100%) expansion exemption allowed by the zoning regulations. For this reason, a Special Use Authorization is required.

AEPCO is required to develop renewable energy solar facilities in order to meet certain Arizona Corporation Commission (ACC) and Environmental Protection Agency (EPA) environmental requirements. The proposed project will involve the use of alternating current photovoltaic (PV) ground-mounted, fixed panel solar system. AEPCO will use the electric power generated from the new solar facilities to supplement its power generation at the Apache Station for its members. The proposal includes three phases, with an immediate need to construct a three megawatts (MW) solar facility (Phase One) on a approximately 22 acre parcel. The two future phases will consist of about 180 acres of additional solar facilities near the plant site and will result in an additional 30-35 MW of power. Phase One and Two are proposed on a single parcel of High Industrial (HI) zoned property that abuts the plant site to the south. Phase Three will be located on two parcels of HI zoned property located immediately to the north of the plant site. Phase Three (future) is proposed on four parcels of Rural (RU-4) zoned property located to the northeast of the plant site across and adjacent to US 191. Phase One is expected to be constructed in 2016, but that timeframe is not definite. Build-out of the subsequent phases is only in the discussion stages at this time, and may be as far out as 20 years.



Aerial Map of Phase One with corresponding site visit photos numbered in yellow



Photo 1: Phase One view to the west



Photo 2: Phase One view to the east



Photo 3: Phase One view to the north



Photo 4: Sunsites Unit Seven view to the south w/o chainlink fence barrier



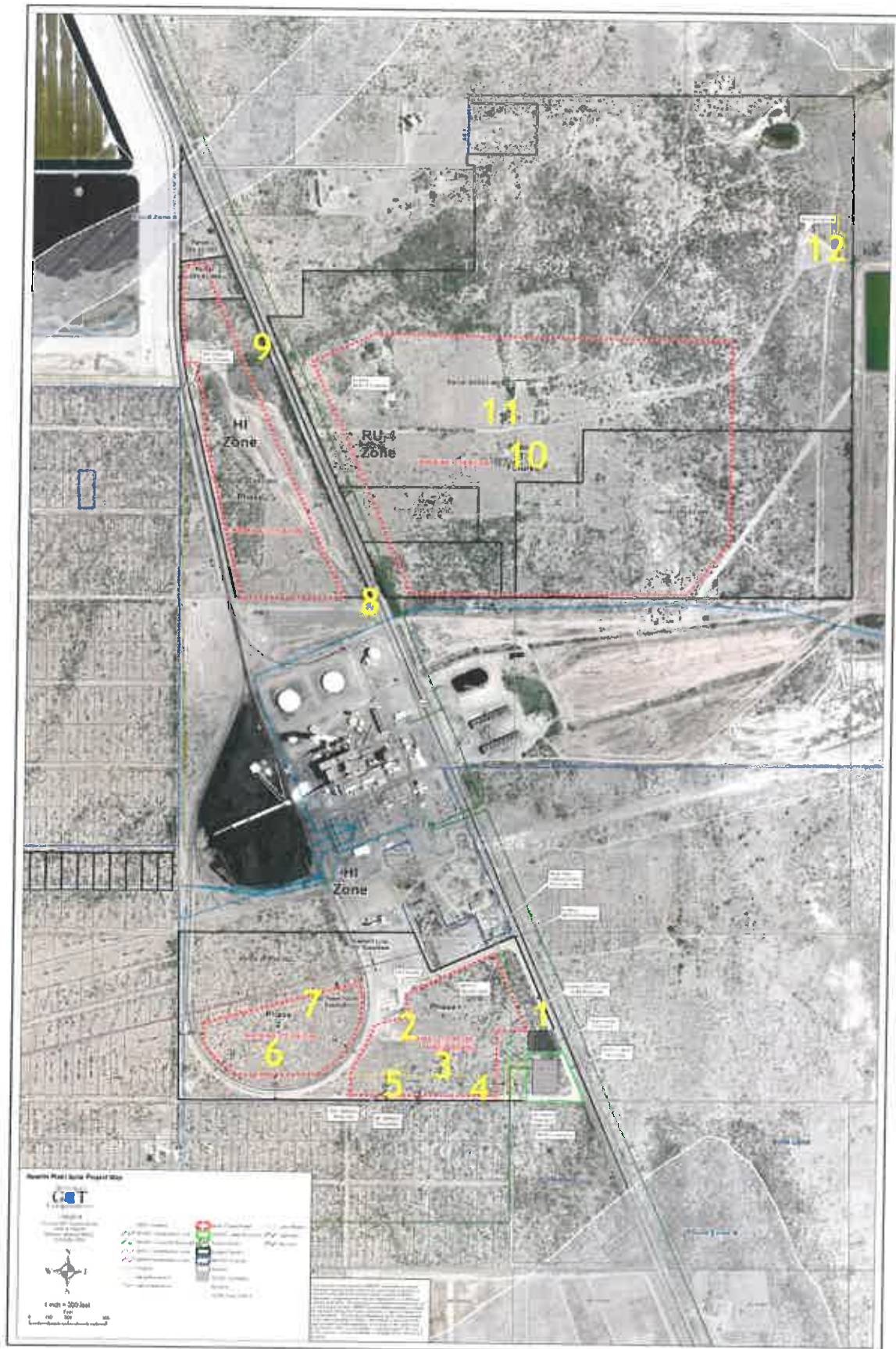
Photo 5: Sunsites Unit Seven view to the south w/chainlink fence barrier



Photo 6: Phase Two view to the north



Photo 7: Phase Two view to the west



Aerial map showing all phases of the project with corresponding site visit photos numbered in yellow



Photo 8: Southern portion of Phase Three view to the northeast



Photo 9: Northern portion of Phase Three view to the east



Photo 10: Phase Three (future) view to the south



Photo 11: Phase Three (future) view to the north

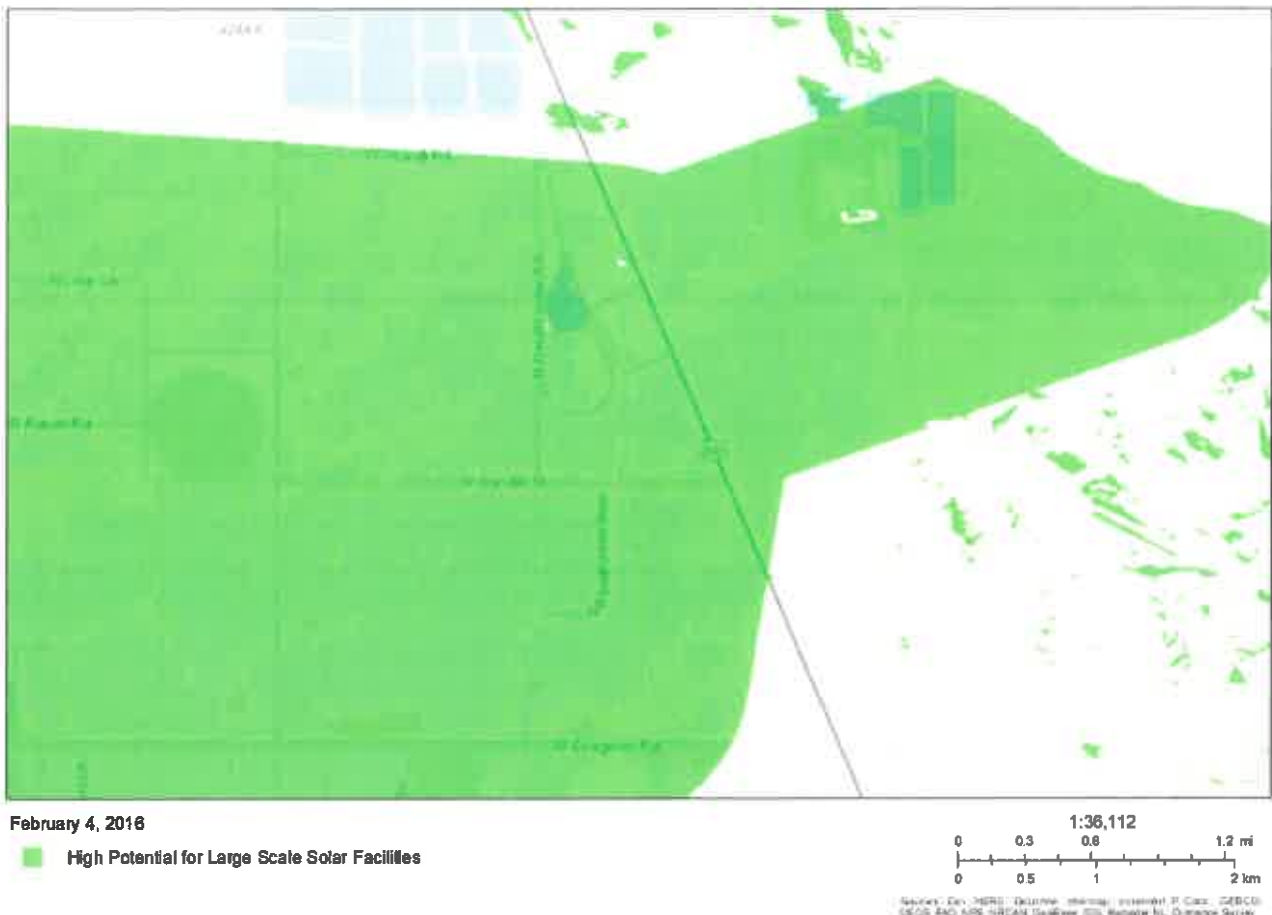


Photo 12: Bird Viewing Area view to the northeast

Left: The Apache Station Wildlife Area a.k.a Bird Viewing Area, is located near to the Apache Generating Station and is a primary winter roosting location for Sandhill Cranes. The wildlife area is also inhabited by other wildlife including Javelina, Bobcat and Deer, as well as many birds of prey including the Northern Harrier, Red-Tailed Hawk, Ferruginous Hawk, Bald Eagle and Golden Eagle. AEPCO established the Wildlife Area in 1997 and operates it under a stewardship agreement with the Arizona Game and Fish Department.

Source: AEPCO

Renewable Energy Opportunity Analysis



University of Arizona Renewable Energy Opportunity Analysis (REOA) map of the proposed site

In 2013, the University of Arizona Cooperative Extension completed an analysis of suitability for siting solar facilities for every county and community in the State. Their model indicates that the proposed location is highly suitable for solar facilities given the particular parameters of their model. The following factors were the basis of their analysis and included fundamental physical and economic factors, as well as opportunities and constraints, such as slope, aspect, proximity to transmission lines, sub-stations, roads, and railroads.

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Authorization, as well as to determine what Conditions and/or Modifications may be needed. Nine of the ten factors apply to this. The project, as submitted, complies with six of those nine factors, the remaining three factors will comply if the Conditions of Approval, and Modifications recommended by staff are approved.

A. Compliance with Duly Adopted Plans: Complies

Section 403.04 identifies Comprehensive Plan D (Rural Areas) as “the outlying rural areas between cities and unincorporated communities, characterized by a low rate of growth; unimproved roads; low density, large lot rural residential development; agricultural production; and large tracts of undeveloped private and public lands.” The parcels within the project area have been categorized as Category D Rural growth areas

in the County's adopted Comprehensive Plan. Such designations primarily consist of agricultural uses and large lot residential uses. The proposed solar facility will be located in a sparsely populated part of the County that is appropriate for this type of large scale industrial utility use.

The project supports the goals and policies of the Cochise County Comprehensive Plan Renewable Energy Element, Article One, Section 102.E. Goal One which *"supports the development of local renewable energy projects and technologies"* as well as the Economic Development Element Section 102.D. Goal One which *"supports the preservation and expansion of the Cochise County's tourism, technology, agriculture, security, renewable energy, and transportation sectors"*. The proposal also supports the County's Strategic Plan, which encourages focusing on environmental protection and increased use of renewable energy.

B. Compliance with the Zoning District Purpose Statement: Complies

Through the Special Use process, provisions have been made to allow approval of appropriate uses including solar energy facilities within the RU (Rural) zoning district as well as the HI (Heavy Industrial) zoning district.

RU (Rural) Zoning District:

Section 601.02 encourages *"those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living."* **Section 601.07** states that the RU Zoning District purpose is *"to allow consideration of some more intense non-residential uses as special uses that are inappropriate in more densely populated urban/ suburban areas that may under some circumstances be appropriate in rural areas if designed to be sensitive to the general character of rural districts and natural environment and harmonious and in scale with existing development near the proposed site...."* Locating a large utility-scale renewable energy project next to and existing coal fired power plant is more appropriate in expansive rural areas and industrial areas rather than adjacent to more densely populated areas of the County. According to the 2010 US Census, the project is in Census Tract 000203, which had a population of 2740 and a population density of 9.3 people per square mile.

HI (Heavy Industry) Zoning District:

Section 1401.01 encourages *establishing "heavy industrial uses in locations which are suitable and appropriate, taking into consideration land uses on adjacent and nearby properties, adequacy of access to major streets and highways, rail services and other means of transportation, and availability of public utilities."* This proposal is located in a "suitable and appropriate location" with an established industrial use, the proposal meets every requisite of this section of the zoning regulations. As the proposal will take access from a major street, US191, there is an active rail line on the property that delivers coal to the power plant on an ongoing basis, and there are public utilities nearby.

Section 1401.02 allows *"within safe limits industrial uses and structures having physical characteristics which may be offensive or hazardous or which might otherwise adversely affect nearby properties and uses."* While there is a residential subdivision *"Sunsites Unit Seven"* within close proximity to Phases One through Three of the project, this subdivision is undeveloped. *"Sunsites Unit Seven"* was platted in the 1960's and is currently vacant except for two residential homes. Given the fact that *"Sunsites Unit Seven"* is adjacent to an existing coal fired power plant, and in close proximity to a commercial feedlot to the south, the addition of a solar facility should have minimal impact on the nearby residential properties. Compared to other more intrusive uses that would be allowed by right under the HI zoning including a commercial feedlot, Ag processing facilities, or a recycling center.

C. Development Along Major Streets: Complies

The project site abuts US 191.

D. Traffic Circulation Factors: Complies with Condition

ADOT and County staff provided comments and an analysis of the onsite construction and post-construction impacts on ADOT maintained roads. Access to the subject parcels is taken from US 191, on a previously approved access driveway used for existing land uses by the Applicant. According to ADOT, existing traffic on US 191 is low volume and the roadway currently operates under-capacity through this area of the County. The County will require a basic Traffic Report with the Applicant's first Commercial Permit to assess each phase construction and post construction impacts.

The projected trip generation for Phase One or for the Phase Two horizon is not expected to reach thresholds that would trigger a requirement by ADOT for full a Traffic Impact Analysis (TIA). Once completed, the site is likely to generate minimal maintenance traffic. AEPCO expects to hire an additional one to two employees post construction. The additional daily traffic is anticipated to have minor impacts to existing traffic volumes and circulation on US 191. However, expansion of any of the phased projects could trigger a future request from ADOT for a TIA/TIS, if warranted. Phase One and Phase Two will share the same access point from US 191. Truck and/or construction traffic arrival is expected to be randomly spaced throughout the day so the length of the access is currently be adequate to keep all storage and queuing of construction vehicles on site property and not backed up onto US 191. The heaviest daily traffic generated by all phases of the project is estimated be during the construction with approximately six to eight large trucks per day spread over the four to five months for the construction. AEPCO anticipates up to 20 worker vehicles accessing the site during the peak construction time. AEPCO has committed to resurfacing their access from US 191 with asphalt after Phase One has been completed, including any widening that may be necessary to support the turning radius for large truck traffic.

Development of Phase Three and Phase Three (future)-which is a combination of the largest two parcel areas, may require stronger consideration for requiring a TIA/TIS in the future. It does appear that Phase Three (future) will have the greatest impact to the bird watching area. AEPCO and ADOT have discussed the impacts of mixing visitor traffic with large construction traffic at the site accesses, as it will be a strong consideration in the traffic circulation at the Phase Three (future) opening. However, being that these phases are still in a preliminary planning stage, it is premature to assess their transportation impacts at this time and staff will rely on the more detailed Traffic Report(s) to determine if on or off site improvements, or more detailed Traffic Analysis, are needed for these later phases.

E. Adequate Services and Infrastructure: Complies

All of the parcels are located either adjacent to or in close proximity to the existing power plant, which will provide the necessary utility infrastructure. Water will be provided by existing onsite wells.

F. Significant Site Development Standards: Complies with Modifications

In order to maximize the use of the property for the Phase One parcel, AEPCO is requesting a waiver from Section 1403.02.B that requires a 200 ft. setback for a special use in a HI zoning district that abuts a residential zoning district. Since the land adjacent to the Phase One parcel is vacant, staff supports the request.

AEPCO is also requesting a waiver from the screening requirements per Section 1403.05 of the zoning regulations that would require a six foot tall solid screen between the special use along the southern edge of the Phase One parcel. In the future, should the residential parcels abutting the Phase One parcel 205-14-002 develop, screening will be required within six months of such development per Section 1805.03.E of the zoning regulations.

In addition, AEPCO is requesting a modification of the maximum permissible site coverage (impermeable surface) of 25 percent per Section 604.04 of the zoning regulations for the parcels zoned Rural as part of AEPCO's Phase Three (future). The request would allow for the installation of more solar panels. Staff supports this request.

G. Public Input: Complies

The Applicant sent letters to all property owners within one mile of the parcel to notify them of his application and to address any neighbor concerns. This notification produced a total of four responses. Three responses were neither opposed nor supportive to the request, but wanted to know if AEPCO was interested in purchasing their property. One property owner objected to the request, but also wanted to know if AEPCO was interested in purchasing their property.

H. Hazardous Materials: Not Applicable

Per the Applicant, no hazardous materials are to be stored or utilized on site.

I. Off-Site Impacts: Complies with Conditions*Fort Huachuca's Buffalo Soldier Electronic Test Range*

The project is not within "The Buffalo Soldier Electronic Test Range."

Impact on Wildlife and Habitat Connectivity:

Photovoltaic (PV) Power Plants use reflective glass surfaces that can appear as water features, or reflect the sky, thereby posing a collision hazard for birds. To minimize the potential impacts Arizona Game and Fish would like to engage in discussions with the County and the Applicant to identify measures that could potentially mitigate such hazards throughout every phase of the project. In addition, Arizona Game and Fish strongly recommends that AEPCO utilize the "Arizona Environmental Online Review Tool Report" generated by Arizona Game and Fish for the Apache Solar Project to minimize the potential impacts to wildlife habitat and populations that may result from the development and operation of the AEPCO Photovoltaic Power Plant project (see attachment F).

Outdoor Storage:

During construction there will be a need to store construction vehicles and equipment. AEPCO currently has large areas near the proposed solar facilities that are already graded and are suitable for storage. However, no long term storage is anticipated beyond what will be necessary for construction.

Noise

The background noise from the existing power plant is not bothersome. The power plant receives intermittent deliveries from an existing abutting rail line. While temporary construction noise will be generated, long-term operational noise impacts should be negligible. Potential noise impacts from maintenance activities will be detectable for short durations. The power plant is bordered to the east and south by a residential subdivision, that has yet to develop, except for two residences located to the southwest of the Phase Two solar facility.

Hours of Operation

The solar panels will be in operation 365 days a year, though according to AEPCO there will be minimal maintenance and panel cleaning visits to the site by the onsite plant personnel.

Odors

Other than dust generated during the construction phase, which AEPCO will be required to mitigate with watering trucks and soil stabilizers, Photovoltaic solar panels by themselves do not produce any sort of detectable odor.

Drainage

While AEPCO engineers have reviewed the site and have determined that there will be no major changes to the onsite drainage flow across the site. A hydrology study will be required with the submittal of the commercial permit, to give County staff an opportunity to review, comment or approve the study. According to AEPCO, the site has a gentle slope to the east, and would be graded following the existing terrain and the proposed solar facilities would generally be built following the terrain. Staff is adding a

Condition to the recommended approval that the Applicant shall submit a complete hydrology study that must be approved by the County Highway and Floodplain Department prior to the issuance of any building or construction permit.

Outdoor Lighting

AEPCO will not be installing any outdoor lighting.

Transmission Lines

AEPCO plans to put the transmission lines underground from the transformers out to the east past the solar panels and then go up to an overhead line to the north. There are overhead lines in the area belonging to AEPCO and SSVEC. However, not all of the decisions have been made on just how AEPCO plans to interconnect the solar panels into the electric system.

J. Water Conservation: Complies

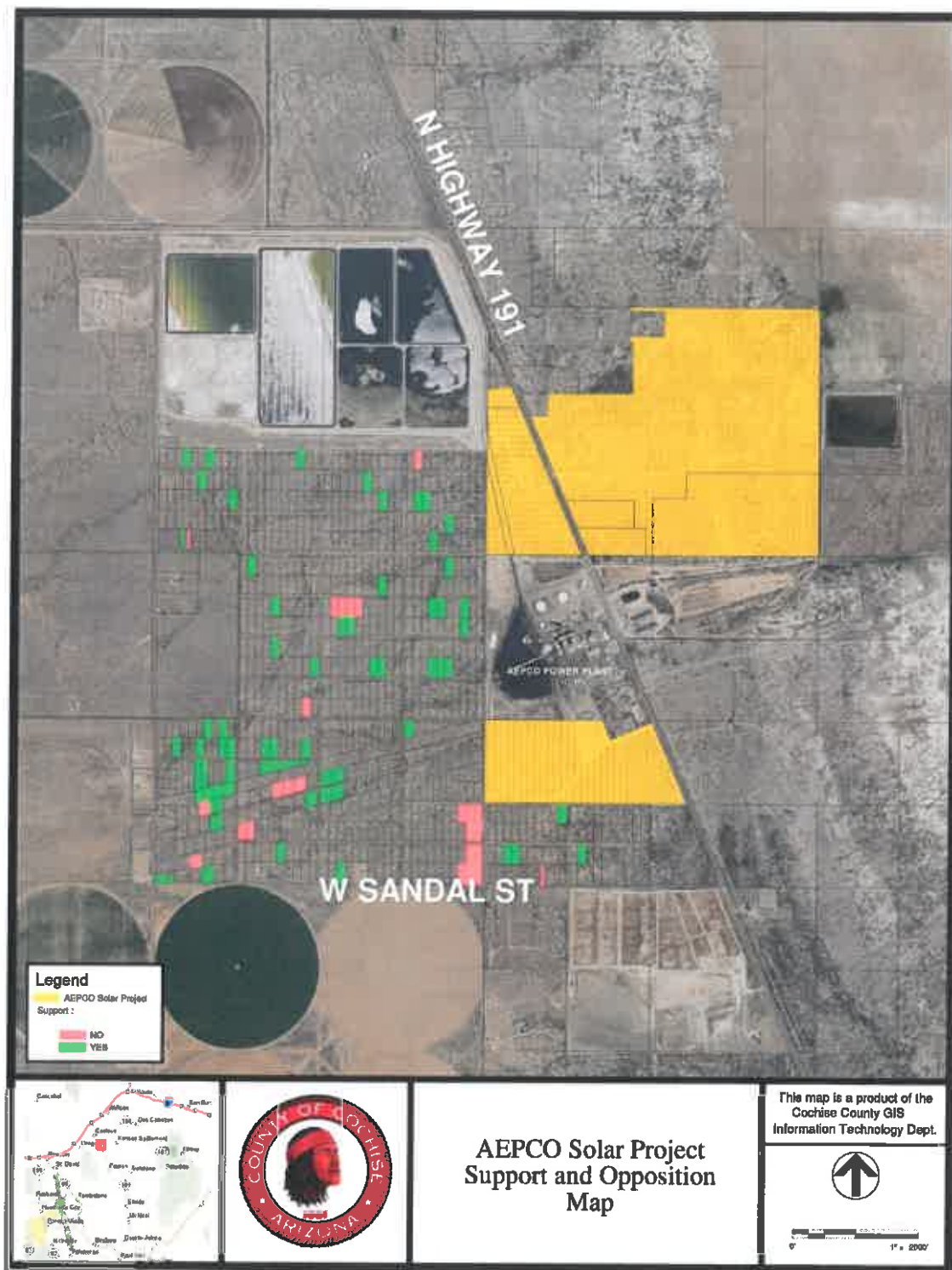
AEPCO proposes to use water from existing onsite wells. Water from these wells will be used during the construction phases of the project for dust mitigation. After construction, there will be minimal water use, as photovoltaic technology uses a negligible amount of water. Water is not necessary for the conversion of solar energy to electric energy in a PV plant. Post-construction, the only need for water would be to wash the PV panels at intervals dependent on specific environmental conditions.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

1. A modification to the maximum 25 percent allowance for site coverage in an Rural (RU) zoning district per Section 604.04 of the zoning regulations;
2. A modification from the setback requirements per Section 1403.02.B of the zoning regulations that would require a 200 ft. setback between the special use and the residential zoned parcels that abut the Phase One section of parcel 205-14-002 to the south;
3. A modification from the screening requirements per Section 1403.05 of the zoning regulations that would require a six ft. tall solid screen between the special use along the southern edge of the Phase One parcel 205-14-002. Should the residential parcels that abut the Phase One parcel 205-14-002 develop, screening will be required within six months of such development per Section 1805.03.E of the zoning regulations; and
4. A modification for the County's site development standards to allow the internal road network to remain as native compacted soil per Section 1804.07.D of the zoning regulations.

VI. PUBLIC COMMENT

The Planning Department mailed notices to neighboring property owners within one mile of the subject property. Staff posted the property on February 17th, 2016 and published a legal notice in the Bisbee Observer on February 18, 2016. This notification produced nine letters in opposition and eight letters in support of the Special Use Authorization request. One of the letters of support came from "Camino Real Land Corporation", the owner of 48 properties in "Sunsites Unit Seven."



Support and Opposition Map

VII. SUMMARY AND CONCLUSION

This is a Special Use authorization request for new solar facilities adjacent to and in close proximity to the AEPCO Apache Electric Plant. The project would meet the applicable policies of the County's Comprehensive Plan, the County's strategic plan and the overall purpose of the Rural Zoning Districts and High Industrial Zoning Districts. It would be developed in an area considered appropriate for utility scale renewable energy development. Oversight exists at the State level to ensure that the project does not threaten sensitive biological and cultural resources.

Factors in Favor of Approval

1. The project is consistent with the applicable Policies of the Comprehensive Plan, the County's Strategic Plan, as well as the Purpose of the Rural and High Industrial Zoning Districts;
2. The project would support Arizona's renewable energy programs by serving as a source of clean energy, offsetting greenhouse gas emissions and reducing the need to generate electricity from fossil fuels;
3. The project will located on a appropriate site next to an existing coal fired power plant;
4. The project will be adjacent to existing power distribution infrastructure and facilities;
5. Once completed the project would generate negligible levels of traffic;
6. At build-out the project would use minimal water; and
7. Staff has received eight letters in support of the project.

Factors Against Approval

1. The project could have the potential to impact natural and cultural resources;
2. Construction activities would generate noise and transient dust; and
3. Staff has received nine letters in opposition to the project.

VII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to the following Conditions including the Conditions of the approval of Phase One as approved by the Planning and Zoning Commission:

1. Within 30 days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12 months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18 months of the Special Use approval, otherwise the Special Use may be deemed void upon 30 day notification to the Applicant; and
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations.
3. The Applicant will need to submit in advance or concurrent with their first Commercial Permit a Traffic Report addressing construction impacts and mitigation; including traffic control, new access permit(s), improvements and maintenance to existing and future connections to the US 191.
4. The location of all buildings, structures, landscaping, access points to and from the site, and internal traffic circulation shall be arranged so that traffic congestion is avoided and vehicular and pedestrian safety is protected.
5. The Applicant shall be complete a drainage analysis prior to the commercial permitting phase of the project. The drainage analysis must show that the stormwater runoff as a result of the proposed solar facilities will not adversely impact adjacent parcels for each phase of the project. A master

drainage analysis for all phases of proposed work may be submitted instead of submitting a drainage analysis for each phase of proposed work.

6. If retention basins in conjunction with drywells are proposed to retain the stormwater difference between existing and proposed conditions on site, dry wells The Applicant shall register them with the Arizona Department of Environmental Quality (ADEQ). If detention or retention basins are proposed, equipment and utilities shall be designed such that they are elevated a minimum of one foot above the water surface elevation within the basins during the 100 yr. storm event.
7. The Applicant shall complete a Stormwater Pollution Prevention Plan (SWPPP's) for each phase of the project prior to the commercial permitting phase of the project.

Sample Motion:

Mr. Chairman, I move to approve Special Use Docket SU-16-01, based on the recommendations by staff; the Factors In Favor of Approval constituting the Findings of Fact.

VIII. ATTACHMENTS

- A. Application
- B. Applicant location and conceptual site plan maps
- C. Agency comments
- D. Public comment
- E. February 26, 2016 Department of the Army e-mail
- F. February 26, 2016 Game and Fish Department letter

**COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)**

TAX PARCEL NUMBER #205-03-003,004, 005, 205-14-002(HI), #205-03-001B,001C, 006, 014(RU4)

APPLICANT Arizona Electric Power Cooperative, Inc. (AEP CO)

ADDRESS PO Box 670, Benson, AZ 85602

CONTACT TELEPHONE NUMBER 520 586-5314

EMAIL ADDRESS: msaunders@ssw.coop

PROPERTY OWNER (IF OTHER THAN APPLICANT) Same

ADDRESS _____

DATE SUBMITTED _____

Special Use Permit Public Hearing Fee (if applicable) \$ 300.00

Building/Use Permit Fee \$ _____

Total paid \$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (6) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. **(Please note that nine (9) copies will be required for projects occurring inside the Uniform Building Code enforcement area. In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)**
4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report

6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property?

The property parcels noted are generally vacant and are part of AEPCO's Apache Plant Site.

Parcels in the HI zone are not currently being used and the RU-4 zone is leased for grazing.

What is the proposed use or improvement?

These parcels will be developed into solar power generation facilities.

2. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

O&M of the Solar facility activities will be minimal. See attached project description.

3. Describe all intermediate and final products/services that will be produced/offered/sold.

AEPCO will use the electric generation from this facility

to supplement its power generation at the Apache Station for its members.

4. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

No buildings are planned for this development, only PV panels and support equipment.

5. Will the project be constructed/completed within one year or phased? One Year _____
Phased X if phased, describe the phases and depict on the site plan.

AEPCO is proposing three phases with phase one being planned for immediate construction.

See Project Map.

6. Provide the following information (when applicable):

A. Days and hours of operation: Days: ³⁶⁵ _____ Hours (from _____ AM to _____ PM) Daylight hours.

B. Number of employees: Initially: 0 Future: 0 Construction crews only, see attached.
Number per shift Seasonal changes _____

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site.
Other than construction no vehicles will enter or leave the site. See attached information

(2) Total trucks (e.g., by type, number of wheels, or weight)
See Attached.

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site?
See Attached.

(4) If more than one direction, estimate the percentage that travel in each direction
See Attached.

(5) At what time of day, day of week and season (if applicable) is traffic the heavies
See Attached.

Circle whether you will be on public water system or private well. If private well, show the location on the site plan.
Estimated total gallons of water used: per day N/A **per year** N/A

Will you use a septic system? Yes _____ No X If yes, is the septic tank system existing?

Yes _____ No _____ Show the septic tank, leach field and 100% expansion area on the site plan.

G. Does your parcel have permanent legal access*? Yes X No _____ if no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet. If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

H. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached _____ NA X

8. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	AEPCO's on site wells	
Sewer/Septic	None needed	
Electricity	AEPCO's on site system	
Natural Gas	N/A	
Telephone	N/A	
Fire Protection	AEPCO's on site staff/ Local FD	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

Other than construction activity there will be no outdoor activities once in operation.

2. Will outdoor storage of equipment, materials or products be needed? Yes _____ No X if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties. No long term storage is needed only temporary.

Will any noise be produced that can be heard on neighboring properties? Yes _____ No X if yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

Other than construction noise there is no long term noise from a solar facility.

3. Will any vibrations be produced that can be felt on neighboring properties? Yes _____ No X if yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

Other than construction there would be no long term vibrations from a solar facility.

4. Will odors be created? Yes _____ No X If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

No

5. Will any activities attract pests, such as flies? Yes _____ No X If yes, what measures will be taken to prevent a nuisance on neighboring properties?

No

6. Will outdoor lighting be used? Yes _____ No X If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

7. Do signs presently exist on the property? Yes _____ No X If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. _____ B. _____ C. _____ D. _____

8. Will any new signs be erected on site? Yes _____ No X If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

9. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed?

Yes _____ No X

If yes, will storm water be directed into the public right-of-way? Yes _____ No X

Will washes be improved with culverts, bank protection, crossings or other means?

Yes _____ No X

If yes to any of these questions, describe and/or show on the site plan.

10. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

Compacted native material.

11. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

12. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?
Yes _____ No X If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

AEPCO will review this requirement to determine if it can incorporate on-site water conservation in

its site grading plan.

2. How many acres will be cleared? Phase 1 is about 22 acres.
If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used
(Show on site plan if appropriate.) AEPCO will employ a contractor to grade the site who will be
required to have an on-site water truck for dust control. The site grading design will outline any
erosion control measures.

SECTION D - Hazardous or Polluting Materials

Some businesses involve materials that can contaminate the soil, air, water, waste disposal system or environment in general. Precautions must be taken to protect the environment when such products are distributed to or from the site, stored, manufactured, processed, disposed of, or released as raw materials, products, wastes, emissions, or discharges (When sold or incorporated in a product these materials are required to have Material Safety Data Sheets (MSDS) supplied by the manufacturer.) Examples of such products include but are not limited to paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, biological wastes etc.

Does the proposed use have any activities involving such materials?

Yes ☐ No ☒ If yes, complete the attached *Hazardous or Polluting Materials Use Questionnaire*.

Note: Depending on quantities, this question does not apply to ordinary household or office products or wastes such as cleansers, waxes or office supplies. Answer YES only if the materials are involved in the commercial or special use process or if landscaping or maintenance chemicals (pesticides, fertilizers, paints, etc.) will be present in quantities greater than 50 pounds (solids) or 25 gallons (liquids).

If you answer NO to this question but in the County's experience, the type of business proposed typically uses such materials, you will be asked to complete the *Hazardous or Polluting Materials Questionnaire* prior to processing this Commercial Use/ Building/ Special Use Permit.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research. The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature Michael K. Saunders

Print Applicant's Name Michael K. Saunders

Date signed 1-25-16

Information for AEPCO's Apache Generation Station Solar Power Project for a Special Use Permit from Cochise County, Arizona

Solar Power Project Overview:

Arizona's G&T Cooperatives: We are one group with three corporations operating under this name. Arizona Electric Power Cooperative, Inc. (AEPCO) owns and operates the Apache Generation Power Station located in Cochise, Arizona. Southwest Transmission Cooperative, Inc. (SWTC) owns and operates over 600 miles of high-voltage power lines, along with delivery substations. Sierra Southwest Cooperative Services, Inc. (Sierra) is the company that provides the majority of the employees for the other cooperatives and has the ability to enter into contracts for power and to provide financing for various projects related to AEPCO or SWTC. The Sierra employees provide services to both AEPCO and SWTC as one family of cooperatives. Patrick Ledger is the CEO of all three corporations, which are not-for-profit rural electric cooperatives that obtain financial backing based on loan guarantees provided by the Rural Utilities Services, a division of the U.S. Department of Agriculture. Various cooperative banks provide the funds.

The three corporations are owned and operated by six distribution cooperatives, which are also its members and customers. Those distribution cooperatives are Anza Electric Cooperative, Inc. (Anza), Duncan Valley Electric Cooperative, Inc. (DVEC), Graham County Electric Cooperative, Inc. (GCEC), Mohave Electric Cooperative, Inc. (MEC), Sulphur Springs Valley Electric Cooperative, Inc. (SSVEC), and TRICO Electric Cooperative, Inc. (TRICO). They each have members serving on the boards of directors of AEPCO, SWTC, and Sierra.

Project Description: AEPCO has a need to develop renewable energy solar facilities for its members in order to meet certain Arizona Corporation Commission (ACC) requirements. This proposed project is an alternating current photovoltaic ground-mounted, fixed-panel solar system that will interconnect to AEPCO's on-site electric system. AEPCO has selected four areas of vacant land, equaling approximately 202 acres, in close proximity to the existing power plant for inclusion in the Special Use Permit (SUP). There are three phases proposed, with an immediate need to construct about three megawatts (MW) on the phase one parcel. The phase one facility will be situated on a parcel of property approximately 22 acres in size on the plant site. In addition, the two future phases of about 180 acres will add approximately 30 to 35 MWs of solar. As yet, no date has been identified for the development of the additional phases. The additional generation from the on-site solar will help in meeting AEPCO's members' load growth. AEPCO does not anticipate any impact to the neighboring properties.

Phase One Plan: This site lies in the southeast corner of the plant property. Phase one will be a 3 MW solar facility with the fixed panels aligned in a south-facing configuration on the property. The equipment to be installed includes inverters, underground conduit, cabling, foundations, transformers, structures, and wires. The solar panel structures are about 8 feet in height. The site is within the fenced boundaries of the Apache plant property, which already has a 7-foot-high chain-link fence with three strands of barbed wire on top. The solar facility will be connected to AEPCO's existing electric infrastructure through a 12.5 kV line to SSVEC's nearby Cochise 69 kV substation, which lies on the AEPCO property about 200 feet to the north of the site. Access to the

facility will be through the existing paved approaches off Highway 191 to the plant site. There are two secure, gated entrances, one of which is AEPCO's main entrance gate to the plant and the other is the contractor's entrance gate just north of the proposed phase one site. The roads for the facility and the solar facility will be built on compacted native material, with an aggregate base placed around the areas of the connection equipment. A conceptual site plan is enclosed.

Generally the construction activity includes site grading and the construction of the solar facility. The site development contractor or its subcontractors will use a variety of equipment that may include graders, loaders, water and dump trucks, auger rigs, and compactors to build the site pad and roads. The solar facility contractor will use a variety of equipment, such as backhoes, loaders, forklifts, cranes, augers, post-driving equipment, various types of trucks, a water truck, and other smaller vehicles to construct the facility.

Cochise County Items: For the purposes of this application, phase one is the planned development and the other phases are considered conceptual only. The main focus is to develop the phase one parcel and plan for the ultimate build-out in the future.

A. Setback and Screening Waiver: AEPCO is requesting a reduction of the 200-foot setback to a 40-foot setback for the phase one parcel in order to be able to maximize the use of the property. A 200-foot setback is required where the existing HI zone abuts a residential zone. The Horizon Sunsites #7 subdivision to the south of the property has been in place since the 1960s and is undevelopable due to the lot sizes and lack of infrastructure. There are no homes in close proximity to this phase one parcel. A few homes exist southwest of the power plant site. On the east side of the phase one parcel, adjacent to Highway 191, we would prefer to keep the setback at 200 feet. SSVEC's new Mesquite substation provides a buffer from the highway as well.

As for the future phases, AEPCO agrees to have a 200-foot setback along the highway frontage and near the SR-22 zoned property.

Screening Waiver: Due to the lack of any home sites in close proximity to the phase one site as noted above, AEPCO is requesting a waiver of any type of screening. The other phases would be far enough away from any future development that screening would not be needed since there are no homes surrounding those parcels.

B. HI and RU-4 Zones: AEPCO has two different zoned parcels in this application and understands that solar power plants can be permitted in both of them. AEPCO re-zoned its plant site to an HI zone in 2002 and it was understood that we would be able to expand the site for future generation projects. Although we don't believe an SUP for solar facilities should be required for our HI zone, we decided to proceed with including it in this application because of the changes Cochise County made to its zoning requirements in 2014. The future phase three lies east of Highway 191 in an RU-4 zone and was not included in our re-zoning effort in 2002 because it was not part of our plant site and was being held for future use. We should easily be able to meet all of the site development requirements for this site when the parcel is developed in the future.

C. Public Input: AEPCO will comply with the County's request to send out letters to the surrounding landowners to inform them of our planned project. County staff has provided the mailing labels.

D. Project Traffic/Parking/Storage: AEPCO has an existing contractor's entrance and parking lot already in place for the Apache plant. Prior to construction, the only local traffic into the site will include trucks delivering solar equipment and the contractors delivering construction equipment to the site for the grading and the solar facility work. Once construction starts, the traffic will include continued deliveries of equipment and the contractor's workforce, which will be entering and exiting through the existing contractor's entrance for the Apache plant. It is estimated there might be up to 20 workers' vehicles accessing the site during the peak construction time. AEPCO's contractor's parking lot, which lies just north of the site, will be for the workers' vehicles.

Because AEPCO already has a contractor's entrance from Highway 191 into the plant, no additional permits will be needed from ADOT.

After construction, there will be minimal visits to the site by the on-site plant maintenance personnel, but they will use the plant roads to access the site.

AEPCO already has large graded areas near the facility suitable for the temporary storage of the equipment, so no new site will be needed.

E. Water Conservation: The initial water use, which AEPCO will take from its existing on-site wells, will be for dust control during construction of the site. After construction, there will be minimal water use, mainly for cleaning the panels as needed. Water conservation in relation to on-site retention of run-off will have to be reviewed when the site grading plan is developed.

F. Drainage: AEPCO's engineers have reviewed the site and have determined that there will be no major changes to the on-site drainage flow across the site. Solar facilities can generally be built following the existing terrain. Since this site has a gentle slope to the east, the site would be graded following the existing terrain. The site design would utilize the existing drainage patterns on site.

February 3, 2016

RE: NOTIFICATION OF THE APACHE PLANT SOLAR PROJECT

Dear Neighbor:

Arizona Electric Power Cooperative, Inc. (AEPCO) owns and operates the existing Apache Station generating power plant located near property you own. AEPCO is in the process of seeking a Special Use Permit (SUP) from Cochise County to add solar facilities to its existing properties. Cochise County suggested that we notify our neighbors of the project so we can answer any questions in advance of the Cochise County planning and zoning hearing scheduled for March 2016. AEPCO strives to always be a good neighbor and supports reaching out to its neighbors and seeking their input on the project.

Project Description: AEPCO needs to develop renewable energy solar facilities for its members in order to meet certain Arizona Corporation Commission (ACC) requirements. This proposed project is an alternating current (AC), photovoltaic, ground-mounted, fixed-panel solar system that will interconnect to AEPCO's on-site electric system. AEPCO has selected four areas of vacant land, consisting of approximately 202 acres in close proximity to the existing power plant, for inclusion in the Cochise County SUP. There are three phases proposed. The phase one parcel is approximately 22 acres in size, where we will install about three megawatts (MW) of solar generation. As yet, no date has been identified for the development of phases two and three.

The additional generation from the on-site solar will help meet AEPCO's members' load requirements. These solar facilities will enhance AEPCO's portfolio of clean renewable energy, as well as add tax revenue for the County. Additionally, there is always a positive economic impact to the area during construction.

AEPCO's permit application was submitted to Cochise County on January 26, 2016. At this time the planning and zoning hearing is scheduled for 4:00 p.m. on March 9, 2016 at the Cochise County Board of Supervisor's hearing room in Building G located at 1415 Melody Lane, Bisbee, Arizona. The County will also send you a letter confirming the hearing date, time, and location.

You can review the project information and maps on our Arizona G&T Cooperatives website at:

<http://www.azgt.coop/media/solar-news/>

You may also contact our communications and public relations staff if you have any specific questions about the project. Their information is as follows:

Geoff Oldfather
Cooperative Communications & Public Relations Manager
Office: 520 586-5465
Mobile: 520 444-3473
E-mail: goldfather@ssw.coop

J.D. Wallace
Cooperative Communications, Social Media & Marketing Administrator
Office: 520 586-5157
Mobile: 520 235-4203
E-mail: jdwallace@ssw.coop

54 A

Henry, Jim

From: Dee Crumbacher [DCrumbacher@azdot.gov]
Sent: Monday, February 22, 2016 8:52 AM
To: Lamberton, Karen L; Donovan, Dennis L
Cc: Susie Puzas; Henry, Jim; James Gomes
Subject: RE: AEPCO Docket

Karen and Dennis-

Susie, James and I appreciate all your efforts to keep ADOT apprised of both solar energy projects on the APECO property (Solar Star and APECO). APECO has recently communicated with Southeast Permits and Regional Traffic concerning their future solar project. The following summary is based on the information ADOT received from the discussion with APECO:

1. Phases 1 and 2 of the solar installation will be constructed on the west side of US 191. Only Phase 3 is expected to be on both sides of US 191. Phase 1 is expected to be constructed in 2016, but that timeframe is not definite. The horizon year for Phase 2 is a longer horizon range, possibly 5 years. Both Phase 1 and 2 projects are expected to be less than 20 acres each. APECO should keep ADOT and Cochise County informed if the horizon years for any of the phases change or if any of the project phases expand further.
2. Existing traffic on US 191 is low volume and the roadway currently operates under capacity through this area. The projected trip generation for Phase 1 or for the Phase 2 horizon is not expected to reach thresholds that would trigger a requirement by ADOT for a TIS or a TIA. The number of trips generated would be mostly concentrated to/from the site and pass-by or diverted link trips wouldn't be a factor. The heaviest daily traffic generated by these phases of the project would be during the construction with approximately 6 to 8 large trucks per day spread over the 4 to 5 months for the construction. The type of business is basically unchanged from the traffic perspective and the number of full time employees is expected to increase (per the discussion with APECO) by 1 or 2 employees following the construction phase. The additional daily traffic would have minor impacts to existing traffic on US 191. Expansion of any of the phase projects could trigger a request from ADOT for a TIATIS.
3. Development of Phase 3, which is a combination of the largest two parcel areas, may require stronger consideration for requiring a TIA/TIS in the future. Build-out of Phase 3 is only in corporate discussion stages at this time and may be as far out as 20 years. This time frame is out of the range of the study horizon years even for a Category IIC TIA (longest study horizon) by ADOT requirements. Since the life span of a TIA/TIS is typically about three years, there would be little benefit if ADOT required a report now. It would not be prudent economic practice if ADOT required a TIS/TIA now and then required an additional report closer to the opening time frame when the report would be more beneficial.
4. Phase 3 will also have the greatest impact to the bird watching area. The impacts of mixing visitor traffic with large construction traffic at the site accesses was discussed with APECO and will be a strong consideration in the traffic circulation at the Phase 3 opening. A TIATIS for Phase 3, if required, would include the combined impacts to traffic on US 191 from the previous two phases.
5. The location of the access that will be utilized for the construction of Phase 1 is at US 191, MP 57.30 SB. This access will also be used for the future Phase 2 project. The security gate for the APECO site is located approximately 200 yards to the west of the US 191 edge of pavement. Truck and/or construction traffic arrival will be randomly spaced throughout the day so the length of the access would be ample to keep all storage and queuing of construction vehicles on site property and not on US 191. The existing distance for storage of vehicles surpasses the minimum established by ADOT TGP 430. APECO will have an alternative access plan through the plant site should there be any difficulty at the access location. All construction traffic is expected to be during the daytime hours and not during dark time hours. The sight distance at the access is sufficient to provide visibility of daytime trucks making turns in and out of the access for the 65 mph speed limit on US 191.
6. The projected random arrival of the 6 – 8 trucks slowing to make turns is comparable to other truck traffic on Arizona highways at any given time. Truck warning signs aren't expected to be warranted at Phase 1 or 2 opening. However, APECO has agreed to provide signing should the need or request arise. The appropriate warning signs would be determined at that time.
7. The access that will be used for the construction of Phase 1 and 2 is actively permitted by ADOT and includes standing traffic control plan(s) if/when they are needed. This access is typically used by APECO for large truck entrance.
8. APECO will resurface the access with asphalt after phase one has been completed including any widening that may be necessary to support the turning radius for large truck traffic.

Thanks for your time and consideration and discussion on this development.

Dee Crumbacher
Transportation Engineering Specialist



Cochise County
Community Development
Highway and Floodplain Division
Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

Date: February 18, 2016
To: Jim Henry, Planner I
From: Karen L. Lamberton, AICP County Transportation Planner
Subject: AEPCO Solar SUP Request (SU16-01)/Parcel #'s 205-14-002; 205-03-004, 005, 001B, 001C, 006, and 014 and portions of Sections 03 and 10, T16S, R24E

The Applicant is seeking authorization to develop approximately 202 acres of solar energy facilities on several parcels of AEPCO owned property next to their power plant on US Highway 191, near the community of Cochise. The site is located 3 to 4 miles southeast of the center of the community of Cochise, Arizona. Access is planned to be exclusively taken from Highway 191, a state-maintained facility.

The applicant has indicated that the project will be phased according to power generation needs, with the first phase on 22 acres with sufficient solar panels and associated improvements to generate 3 MW of power. At full build out, this proposed solar power plant could potentially produce 30-35 MW from improvements from facilities developed on about 202 acres.

We have no objection to issuing the requested Special Use Authorization with the following condition:

- The applicant will need to submit in advance or concurrent with their first Commercial Permit a Traffic Report addressing construction impacts and mitigation; including traffic control, new access permit(s), improvements and maintenance to existing and future connections to the US 191.
- The applicant is **strongly** advised to consult with the Arizona Department of Transportation in advance of their first Commercial Permit to avoid any misunderstanding about what may be required and longer review times during the Commercial Permit phase.

Site Access

The applicants own large pieces of property on both sides of Highway 191. The proposed site plan indicates one access point; however, there are several access driveways in various conditions on both sides of the Highway, including one serving a bird watching site located, and apparently maintained, by the applicant. Some of these access driveways are chipped-sealed, others are native-surfaced. All show signs of turning movement and off-road damage within the

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

ADOT Right-of-Way indicating either a need for a large radii or other deterrent to parking or driving on the unimproved edges of these connecting driveway aprons. This determination would be made by ADOT staff after review of the proposed full-build out access driveway locations. ROW/Encroachment Permits will need to be obtained from ADOT, Southeast District, in advance of each phase.

Basic Traffic Report Requirements

At a minimum, a Basic Traffic Report should be submitted at the Commercial Permit phase that addresses the following items:

- A. A brief description of the proposed Power Development including location, number of acres, existing and future access driveways to the site. A small map helpful to include.
- B. Identify the ownership, roadway type, existing condition and maintenance responsibility for the existing roadway network serving the site.
- C. Identify the current average daily traffic for the proposed access roadways. This data is available at: <http://www.seago.org/?q=traffic-and-population-data>
- D. Provide information about the construction phase of this project; tentative construction schedule, number of trucks per day, size of trucks, days and times anticipated for traffic.
- E. Describe mitigation measures for controlling dust, if needed.
- F. Describe potential impact, duration and proposed mitigation for construction phases of the development. Specifically identify any measures that might need taken to navigate the US 191 railroad overpass, if the route planned for heavier loads is from I-10 to US 191 southbound. If avoidance is necessary for projected loads, identify the County route that will be used and what mitigation is needed to preserve the integrity of the roadway surfaces.
- G. Describe the post-construction traffic impacts, trip generation (ITE Manual, 8th or 9th editions), number and type of trucks, internal circulation, truck loading and turning movements, parking, surface treatment etc.

It is strongly recommended that the applicant coordinate with ADOT in advance of contracting their Scope of Work for this Traffic Report to ensure that that this analysis also meets any additional requirements of ADOT. Please note the specific focus on the construction phase of this project – it is not the full-build out traffic impacts that we need to more fully understand – it is the construction impacts, with recommendations for mitigation, if such is needed.

It is the responsibility of the applicant to coordinate with ADOT and to concurrently transmit the requested Traffic Report to the County and to ADOT for review prior to or concurrently with their first Commercial Permit. The County will defer to ADOT on if Traffic Reports may be submitted by phase; however, the applicant is advised that it may be in their best interest to fully understand the implications and requirements for access from Highway 191 for their full build-out conditions before moving forward with this project. The Traffic Report should be submitted to the Tucson Traffic Engineering Group at the SouthCentral District.

**Dee Crumbacher or Jerry James
Transportation Engineering Specialist
South Central Traffic Engineering
1221 S 2nd Ave., Tucson, AZ 85713
520.388.4229 Office**

Construction and Post-Construction Impacts

The applicant will need to coordinate with ADOT regarding access routes, potential for construction phase and post-construction phase impacts and the potential need for necessary repairs and reconstruction of roadways impacted by the project. Providing both the County and ADOT the information needed to assess these construction impacts is the primary element requested to be explained in the Traffic Report mentioned above.

The applicant states that they have a contractor's access driveway to their site. Contractor's access driveways are typically permitted for a short timeframe designed for a specific construction project and then are replaced with a permanent access driveway or removed after the project is completed. It may be that this driveway connection with Highway 191 has longer or permanent access approvals; however, as the use is changing consultation with ADOT is required under any ROW/Encroachment Permit that may have been issued. This particular location has no dedicated turn lanes at this time. If the volume of trucks during the construction phase warrant it a traffic control "Truck Crossing" sign may be needed to advise motorists of the larger volume of trucks pulling onto Highway 191 in this 65 mph zone.

If needed, the applicant would be required to provide these signs under a Traffic Control Encroachment Permit. To obtain this permit, and any other access driveway permits, the applicant should contact Susie Puzas, ADOT SouthEast District.

Susie Puzas, TR Eng. Permits Supervisor
ADOT Southeast District Permits Office
2082 E. Hwy 70, Safford, AZ 85546
928-432-4916 – Office
SaffordPermits@azdot.gov

Operational Impacts of the Proposed Project

Once operational, the solar power generating plant will be self-sustaining with intermittent maintenance activities conducted by several employees. The SUA application states zero employees, which is likely incorrect. Some intermittent maintenance activities will occur and staff likely to increase as the site completes all phases of proposed development. Additional information on this aspect of the on-going operation of the facility, by phase, should be included in the Traffic Report.

A discussion and possible agreement between the applicant and the County's Highway Dept. may also be needed regarding future decommissioning of this project as part of the Commercial Permit phase.

Commission Waivers

Commercial uses require wider internal roadways than is typically needed for intermittent maintenance on solar panels. If the applicant desires that their internal roadways be less than the County design standard of a 24 foot width, they should request a modification to site development standards during their Special Use Authorization request to the Planning and Zoning Commission. Staff would support such a waiver request given that the site will not be open to the general public and will have minimal intermittent maintenance traffic only once constructed.



Cochise County
Community Development
Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: February 17, 2016
To: Jim Henry, Planner I
From: Joaquin Solis, P.E., Floodplain Engineer
For: Karen Riggs, P.E., R.L.S., Highway & Floodplain Director & County Engineer
Subject: Review for Special Use 16-01, parcels 205-14-002, 205-03-(004, 005, 001B, 001C, 006, 014) and portions of Sections 3 & 10 T16S, R24E, AEPCO Solar Project.

The Cochise County Highway and Floodplain Dept. has reviewed the AEPCO Solar Project site. Since the site is proposed for solar improvements, these requirements will be needed prior to commercial permitting:

1. Since the initial proposed phase/s will disturb more than an acre (22 acres), a drainage analysis will be required to show that the proposed development stormwater runoff does not adversely impact adjacent parcels.
2. If retention basins in conjunction with drywells are proposed to retain the stormwater difference between existing and proposed conditions on site, dry wells need to be registered with the Arizona Department of Environmental Quality (ADEQ). If detention or retention basins are proposed, equipment and utilities need to be designed such that they are elevated a minimum of one foot above the water surface elevation within the basins during the 100-yr storm event.
3. Stormwater Pollution Prevention Plans (SWPPP's) are required for any disturbance greater than 1 acre in size.
4. SWPPP's that are submitted to Cochise County through Planning & Zoning should include an approved Notice of Intent (NOI) from ADEQ. The link to ADEQ is: <https://www.azdeq.gov/enviro/water/permits/cgp.html> The NOI

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

should be approved prior to the start of construction.

5. A Geotechnical Engineering Report is required for submission with the proposed drainage analysis.
6. A dust control plan is required to demonstrate how dust, during construction procedures, will be mitigated.
7. Drainage reports, dust control, SWPPP's, construction/building plans shall be approved prior to the start of construction.
8. A master drainage analysis for all phases of proposed work may be submitted instead of submitting a drainage analysis for each phase of proposed work.



**Cochise County
Community Development**

Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: February 3, 2016, amended February 10, 2016

To: Jim Henry, Planner I

From: Teresa Murphy, Right-of-Way Agent

Subject: SU-16-01 (AEPCO Solar Project)

Background: The applicant, AEPCO, is requesting a Special Use Authorization to approve approximately 202 acres of solar energy facilities pm AEPCO owned property. Three phases are included in the proposal with an immediate need to construct a three megawatts (MW) solar facility on a parcel approximately 22 acres in size. The two future phases will consist of about 180 acres near the plant site and will result in 30-35 MW of power. Phase one and two are proposed on one parcel of High Industrial (HI) zoned property that abuts the plant site to the South. Phase three is proposed on three parcels of HI zoned property to the north of the plant sit and on four parcels of Rural (RU-4) zoned property located to the northeast of the plant site across and adjacent to Highway 191. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is from State Route 191. State route 191 adjoins and serves as the Easterly boundary of the subject property.
- Highway 191 is not a county maintained road.

Recommendation:

- Highway 191 is not within our jurisdiction and as such, there is no need for right-of-way dedication at this time.

Amendment: AEPCO has revised phase one site plan. Since AEPCO is requesting a waiver to reduce the setback from 200' to 40' they wanted the Planning and Zoning Commission to know that they own six of the Sun Sites parcels (outlined in purple) just south of the proposed solar field.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

63 C

Docket SU-16-01 (AEPCO Solar Project)

☒ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

The Federal Government has mandated energy companies to comply to produce a certain percentage of "green" energy. Therefore your hands are tied and this project should be approved.
Nothing was stated in this paper as to how this project might affect Property Taxes.

☐ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Robert + Nancy Boor

SIGNATURE(S):

Robert J Boor
Nancy L Boor

YOUR TAX PARCEL NUMBER: 205-11-078-5 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

COCHISE COUNTY

FEB 22 2016

PLANNING

February 17, 2016

Jim Henry
Planner I
Planning, Zoning, and Building Safety
1415 Melody Lane, Building E Bisbee, Arizona 85603

Dear Sir:

RE: Docket SU-16-01 (AEPCO Solar Project).

As an owner of property within 1,500 feet of the site where the Special Use Authorization is requested, I will emphatically state: I am very much in favor of this project.

About 40 years ago I purchased a one acre parcel on West Urandi Road south of an agricultural paradise growing lettuce. How that field is a toxic waste dump for the Coal Fired Generator to the southeast. This property is no longer desirable as a homesite.

My only remaining reason to own this property is to pay taxes into Cochise County. I like to think, in some small way, I am doing my part to support one of my favorite places on the planet. I would like to be actively involved in influencing the demise of the coal industry, while supporting the development of projects like this one proposed by the Arizona Electric Power Cooperative Inc. As a physicist, I look forward to learning about (what I hope is) a successful solar energy project next door.

I urge the Commission to approve the Docket as supporting the concept in general, and this project in particular.

Sincerely,

Robert I. Price

Robert I. Price
1005 West 21st
Kearney NE 68845

65 D

Docket SU-16-01 (AEPCO Solar Project)

X

YES, I SUPPORT THIS REQUEST

Please state your reasons:

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Robert I. Price

SIGNATURE(S):

Robert I. Price

YOUR TAX PARCEL NUMBER: 20505037 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

☒ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

By going to Solar Power it will clean up the air and give people a better quality of life.

☐ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

SIGNATURE(S):

Thomas J. Barr

YOUR TAX PARCEL NUMBER: 205-11-0941
205-11-0938 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

☒ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

*Great public works
idea to implement to the future
residence of the area.*

☐ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

Miss Rafaela Karyakoff

SIGNATURE(S):

Miss Karyakoff

YOUR TAX PARCEL NUMBER: 20512035 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)



YES, I SUPPORT THIS REQUEST

Please state your reasons:

I USE SOLAR + SUPPORT EVERYONE IN USING IT.

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

MARVIN A & SARAH G. HEISHERBERGER

SIGNATURE(S):

YOUR TAX PARCEL NUMBER: 20505134 (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

☒ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

WE NEED GROWTH IN SUNSITES, ARIZONA

NEW JOBS WILL BRING THE LAND VALUE UP AND HOMES VALUE WILL INCREASE IF NO IMPROVEMENTS ARE MADE TO SUNSITES IT WILL TURN INTO A GHOST TOWN.

☐ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

DELIA WILSON

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: _____ (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

YES, I SUPPORT THIS REQUEST

Please state your reasons:

GO AHEAD; THE COUNTY HAS ALREADY DONE IRREVOCABLE DAMAGE TO THE PROPERTY WITH-IN SUNSITES, UNIT 7 AND AGAINST ALL LAND OWNERS WITHIN. SEEMS THE COUNTY DOES WHATEVER THEY WANT WITH NO REGARDS TO ORIGINAL PLAT PLANS, STATE REGS OR THEIR OWN COUNTY REGS. MY LAND IS ALREADY USELESS THANKS TO THE ACTIONS OF MEMBERS OF THE COUNTY'S CORRUPT BOARD & PLANNERS
THANKS FOR YOUR NOW SUPPORT!

KIMBLE & DAVID THOREN

NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

DAVID R. THOREN

KIMBLE R. THOREN

SIGNATURE(S):

David R. Thoren
Kimble R. Thoren

YOUR TAX PARCEL NUMBER:

205-12-100-8 - 205-12-1011
205-12-039-5

(the eight-digit identification number found on the tax statement from the Assessor's Office)

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Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

☒ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

Growth / needs of the people!

☐ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

James / Jim Bradley

SIGNATURE(S):

James E Bradley

YOUR TAX PARCEL NUMBER: *205-11-0666/67 + 206-07-1238* (the eight-digit identification number found on the tax statement from the Assessor's Office)

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RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

 X **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

WE HAVE VOTED NO DUE TO THE LACK OF INFORMATION PROVIDED.
1. IS THERE A COMPLETE SITE PLAN AVAILABLE, INCLUDING THE
SOLAR FIELD, BUILDINGS, AND WHAT THE POWER DISTRIBUTION
WILL LOOK LIKE?
2. HAS AN ENVIRONMENTAL IMPACT STUDY BEEN DONE AND WHAT
EFFECTS IT WILL HAVE ON SUNSHES AND 7 HOME OWNERS?
ELECTROMAGNETIC FIELDS, NOISE, AND PROPERTY VALUE.

(Attach additional sheets, if necessary)

PRINT NAME(S):

EWALD C. WEGNER, CARMEN Q. WEGNER

SIGNATURE(S):

Ewald C. Wegner
Carmen Q. Wegner

YOUR TAX PARCEL NUMBER: 205-12-3750 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
 Cochise County Planning Department
 1415 Melody Lane, Building E
 Bisbee, AZ 85603

Special Use Docket SU-16-01

☐ YES, I SUPPORT THIS REQUEST

Please state your reasons:

☒ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

Believes the solar project will affect the value of his property.

(Attach additional sheets, if necessary)

PRINT NAME(S): Douglas Clark

SIGNATURE(S): Phone Conversation on 2/27/16 at 5:09 PM

TAX PARCEL NUMBER: 20512331D & (the eight-digit identification number found on the tax statement from the Assessor's Office) 20512216D

Hearing date: 3/9/16

TAKEN BY : Jesse Drake, Planning Manger
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

AEPCO SOLAR PROJECT

NO, I DO NOT SUPPORT THIS REQUEST:


NO WAY! WE WERE ONE OF THE SUCKERS WHO PURCHASED (3) LOTS AT THE PRICE OF \$29,000.00 THESE LOTS ARE VALUED MORE LIKE \$400.00 PER. A SQUATTER TAKES UP RESIDENCE IN THE DIVISION, AN INACTIVE UNKNOWN HOA REFORMS, AND HOA WANTS \$100.00 PER LOT FOR FEES ON UNDEVELOPED LAND. THEN THE ELECTRIC POWER POLES ARE PLACED-INSTALLED WITH NO PERMISSION AND DISTURBING THE NATURAL HABITAT OF LAND. NOW, THE SOLAR PROJECT. ANOTHER PROJECT OUR DIVISION GETS NO VALUE OF. ENOUGH IS ENOUGH. HOW WOULD YOU LIKE SOMEONE DOING THIS TO YOUR LAND IN THE COUNTRY. YOU PEOPLE ARE DESTROYING LOT OWNER'S DREAMS!

WILLIAM H CARBONNEAU
PATRICIA L CARBONNEAU
LOTS 7,8,9
BLOCK 753

SIGNATURES:

 2/16/16

WILLIAM H CARBONNEAU

 2/16/16

PATRICIA L CARBONNEAU

Docket SU-16-01 (AEPCO Solar Project)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

X **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

No way! we were one of the suckers who purchased (3) lots at the price of 29,000. These lots are valued more like 400,000. A squatter takes up residence in the division, an invisible unknown for a re-former and now wants 100,000 per lot for fees on undeveloped land. Then three electric power poles are placed installed with no permission and disturbing the natural habitat of land. Now the solar project another project our division gets no value of. Enough is enough! You people are destroying lot owners dreams!

(Attach additional sheets, if necessary)

PRINT NAME(S):

William H. Carboneau Patricia L. Carboneau

SIGNATURE(S):

William H. Carboneau
Patricia L. Carboneau

YOUR TAX PARCEL NUMBER: *You have them -* (the eight-digit identification number found on the tax statement from the Assessor's Office) *you sent this letter.*

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:



NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

EASEMENTS ARE APPROVED FOR SERVICE LINES AND TRANSMISSION LINES

(Attach additional sheets, if necessary)

PRINT NAME(S):

JOSEPH GROCKE, MARY-ANN GROCKE

SIGNATURE(S):

Joseph Grocke

Mary-Ann Grocke

YOUR TAX PARCEL NUMBER: 20505009

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Henry, Jim

From: Siu-lan S [siulanswahla@gmail.com]
Sent: Saturday, February 13, 2016 7:42 AM
To: Henry, Jim; Siu-lan S
Subject: SU-16-01 (AEPCO Solar Project)

To: Cochise County Community Development Commission members

From: Walter and Siu-lan Swahla

tax parcel no: 205 11 086 8

205 11 087 1

205 11 088 4

205 11 089 7

NO, We do NOT support this project!

Reasons -

In their very own words -

'AEPCO needs to develop renewable energy solar facilities for its members in order to meet certain Arizona Corporation Commission (ACC) requirements.'

For this, they choose land that are in 'close proximity to the existing power plant' in the area.

'The additional generation from the on-site solar will help meet AEPCO's members' load requirements. These solar facilities will enhance AEPCO's portfolio of clean renewable energy, as well as add tax revenue for the County.'

It is evident that AEPCO is doing this for their own needs and profits and as a result the county will generate additional revenues.

It is nice and well that the big companies and the county partner in these 'projects' to benefit each other. However, what about the affected land owners who have their voices drowned all the time, and whose properties losing values due to these numerous 'projects' going right through their properties without their approval, without any compensation or any benefits to the affected communities? (Has either AEPCO or Cochise County ever even proposed the inclusion of some benefits for the affected land owners/communities? If yes, please enlighten us.)

These comments, as usual, will go on deaf ears, and the big companies will have their ways, as always.

To AEPCO and Cochise county, we have lots for sale. Would you like to buy them? Most likely not, because local real estate companies would not even list Az Sunsite Unit 7 for sale! And we all know AEPCO and Cochise County can get whatever they want without one single thought about the little land owners, or spending one cent on the land they encroach upon, to secure what they want.

Docket SU-16-01 (AEPCO Solar Project)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

 X **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

AEPCO needs to rectify/resolve current illegal lines situation before its solar project moves forward with this proposal.

(Attach additional sheets, if necessary)

PRINT NAME(S):

STEPHANIE L. HEARL

SIGNATURE(S):

Stephanie L. Hearl

 X
NEW ADDRESS

33 HIGH HEAD RD
HARPSWELL, ME
04079

YOUR TAX PARCEL NUMBER: 205-12-139-2 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally noted at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

☐ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

☒ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

DELUIS KASIC

SIGNATURE(S):



YOUR TAX PARCEL NUMBER: 305-12-172.7
305-12-171.4

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

☐ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

☒ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

I live in West Virginia & cannot make a trip to Arizona for this. Would like more info. as to how this will effect my parcel.

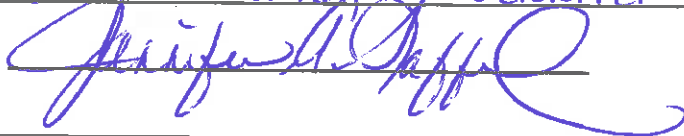
Parcel # 20512304

(Attach additional sheets, if necessary)

PRINT NAME(S):

Charles E. McDaniel - Jennifer Saffel - executrix of estate

SIGNATURE(S):



YOUR TAX PARCEL NUMBER:

20512304

(the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO:

Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

☒ **NO**, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

WHEN I DECIDED TO BUY PROPERTY IN
THIS DEVELOPMENT IT WAS FOR THE NATURAL
BEAUTY OF THE LANDSCAPE. IF I LIKED LOOKING
AT COMMERCIAL BUILDINGS AND TOWERS I WOULD
HAVE BOUGHT PROPERTY IN MAJOR CITY.

ATTACHED PICTURE OF WHAT IT SHOULD LOOK LIKE.

(Attach additional sheets, if necessary)

PRINT NAME(S):

GARY BOULIER

SIGNATURE(S):



2/10/16

YOUR TAX PARCEL NUMBER: 205-11-239-6 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

☐ **YES, I SUPPORT THIS REQUEST**

Please state your reasons:

☒ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S): Judy LaRosa Jason D LaRosa

SIGNATURE(S): Judy LaRosa
Jason D LaRosa

YOUR TAX PARCEL NUMBER: 205-05-2005 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Docket SU-16-01 (AEPCO Solar Project)

 YES, I SUPPORT THIS REQUEST

Please state your reasons:

☒ **NO, I DO NOT SUPPORT THIS REQUEST:**

Please state your reasons:

*devalue surrounding property
an eye sore
obstruct the desert view*

(Attach additional sheets, if necessary)

PRINT NAME(S):

RONALD E. YOWELL Rita M. Yowell

SIGNATURE(S):

*Ronald E. Yowell
Rita M. Yowell*

YOUR TAX PARCEL NUMBER: 205-12-07703 (the eight-digit identification number found on the tax statement from the Assessor's Office)

Your comments will be made available to the Planning Commission. Submission of this form or any other correspondence becomes part of the public record and is available for review by the applicant or other members of the public. In order for the Commission to consider comments included in the staff report before the meeting, written comments must be received no later than 4 PM on Friday, February 26, 2016. We cannot make exceptions to this deadline; however, if you miss the written comment deadline you may still send email comments, or phone Jim Henry at the contact information listed on page one by March 8, 2016 to have your support or non-support noted verbally at the meeting; or you may personally make a statement at the **public hearing on March 9, 2016**. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting; your cooperation is greatly appreciated.

RETURN TO: Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Henry, Jim

From: Gordon, Eric K CIV USARMY IMCOM CENTRAL (US) [eric.k.gordon.civ@mail.mil]
Sent: Friday, February 26, 2016 9:25 AM
To: Henry, Jim
Cc: Gordon, Eric K CIV USARMY IMCOM CENTRAL (US); Kosbab, Margo A CIV USARMY USAG (US)
Subject: RE: Encroachment Review Board - SU-16-01 (AEPCO Solar Project) (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

Mr. Jim Henry,

The Fort Huachuca Encroachment Board members reviewed Arizona Electric Power Cooperative's (AEPCO) request for a Special Use Permit to construct solar energy facilities on 202 acres of AEPCO owned property located in Cochise, AZ.

Review: No issues or concerns regarding the proposed project were provided.

Based on the information provided, this project will pose no threat to the electromagnetic environment on Fort Huachuca nor have any adverse impact to the installation's EPG or training missions.

Thank you,

v/r
Eric Gordon
USAG Fort Huachuca PAIO
☎ Phone: 520-533-4980

-----Original Message-----

From: Henry, Jim [<mailto:JHenry@cochise.az.gov>]
Sent: Wednesday, February 17, 2016 5:15 PM
To: Gordon, Eric K CIV USARMY IMCOM CENTRAL (US); pmccourt@willcoxcity.org
Subject: SU-16-01 (AEPCO Solar Project)

Good afternoon,

While the project is not within "The Buffalo Soldier Electronic Test Range" I still feel that it necessary to inform Fort Huachuca of this potential land-use change. I apologize, I neglected to include both of you in the original transmittal. If either of you have any questions or concerns, please don't hesitate to contact me.

Kind Regards,
Jim Henry

Planner I
Cochise County Community Development
Planning, Zoning, and Building Safety Division
1415 Melody Lane, Building E
Bisbee, AZ 85603
520-432-9300
520-432-9278 fax

CLASSIFICATION: UNCLASSIFIED



THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

5000 W. CAREFREE HIGHWAY
PHOENIX, AZ 85086-5000
(602) 942-3000 • WWW.AZGFD.GOV

REGION V, 555 N. GREASEWOOD ROAD, TUCSON, AZ 85745

GOVERNOR
DOUGLAS A. DUCEY

COMMISSIONERS
CHAIRMAN, KURT R. DAVIS, PHOENIX
EDWARD "PAT" MADDEN, FLAGSTAFF
JAMES R. AMMONS, YUMA
JAMES S. ZIELER, ST. JOHNS
ERIC S. SPARKS, TUCSON

DIRECTOR
LARRY D. VOYLES

DEPUTY DIRECTOR
TY E. GRAY



February 26, 2016

Mr. Jim Henry, Planner I
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603

Re: SU-16-01 (AEPCO Solar Project)

Dear Mr. Henry:

The Arizona Game and Fish Department (Department) has reviewed the project information provided for the AEPCO Solar Project adjacent the Apache Generating Station southwest of Willcox, Arizona. We understand the applicant (AEPCO) is requesting a Special Use Authorization for approval of approximately 202 acres of solar energy facilities on AEPCO owned property. The project would be constructed in three phases with an immediate need to construct a three-megawatt facility on approximately 22 acres. The two future phases would be constructed on 15 acres (Phase 2) and 165 acres (Phase 3) resulting in 30-35 MW of power. The Department provides the below comments for your consideration in processing the Special Use Authorization.

To aid planners in developing and permitting solar facilities, the Department published **Guidelines for Solar Development in Arizona** in 2010. The excerpt below is provided to bring your attention to the importance of mitigation for offsetting permanent habitat loss from development of solar infrastructure.

AGFD recognizes the purpose and need for renewable energy and that solar developments will impact wildlife and their habitat. Project proponents and permitting agencies should ensure that appropriate measures are incorporated into the planning and construction of the project to avoid or minimize impacts to the greatest extent possible. If these measures are insufficient to avoid negative impacts to wildlife, habitat connectivity, or depletion of water resources, mitigation can be used to offset such impacts, including cumulative impacts. The following potential mitigation options are known to protect and enhance wildlife populations at biologically appropriate locations when properly designed and implemented:

- *Funding wildlife research*
 - *Studies of displacement*
 - *Population impacts*
 - *Wildlife movement and behavior*

86 F

- *Offsite conservation of important/crucial/valuable habitat*
 - *Nesting and breeding areas*
 - *Foraging habitat*
 - *Roosting or wintering areas*
 - *Migratory rest areas*
 - *Habitat corridors and linkages*
- *Offsite habitat restoration*
 - *Restored habitat function*
 - *Increased carrying capacity*
 - *Revegetation*
- *Offsite habitat enhancement*
 - *Predator control program(s)*
 - *Noxious/exotic/invasive species removal*

Although impacts may occur, the ability to mitigate for them can influence whether a project is supported or not by AGFD. Practical and feasible mitigation is recommended when it will serve to minimize a project's effect on wildlife populations and their habitat. Mitigation is site- and species-specific, and must be formulated for each individual project. Mitigation should have a biological basis for ensuring protection or enhancement of the species affected by the project.

Funding wildlife research is one potential mitigation option with long-term benefits. The more knowledge about wildlife response to solar development in Arizona, the more effective recommendations can be made to avoid/minimize/mitigate impacts. When considering research as a mitigation option, consult with AGFD to help design and conduct investigations.

Mitigation can also involve the purchase of land through fee title, purchase of conservation easements, or other land conveyances for the permanent protection of the biological resources on these lands. The purchased land or easements should have biological value equal to or higher than the land lost for the target species, or community of species, affected by the solar energy project. Please refer to AGFD's Conservation Easements Fact Sheet for more information at <http://www.azgfd.gov/hgis/pdfs/LandsConservationEAsement.pdf>.

Although the project site is located in an appropriate area adjacent existing infrastructure, there would ultimately be a conversion of over 200 acres of desert scrub wildlife habitat to a solar energy generating facility. Such direct loss of habitat should be mitigated. The Department's Wildlife and Wildlife Habitat Compensation policy is to seek compensation at a 100% level where feasible, for actual or potential habitat losses resulting from land and water projects. Department staff is available to work with project proponents and permitting authorities to develop appropriate mitigation packages.

In addition to the direct loss of habitat, we also have some concern for potential project-related impacts to sandhill cranes, shorebirds, and waterfowl. The Apache Station Wildlife Viewing

Mr. Jim Henry
February 26, 2016

3

Area adjacent the Apache Generating Station, established in 1997, operates under a stewardship agreement with the Department. Hundreds of visitors enjoy wildlife viewing opportunities there each year, during the cooler months when sandhill cranes are in the area. Phase 3 of the solar project would directly impact access to the wildlife viewing area. We therefore request some measure or stipulation that would maintain public access to the viewing area.

A recent report by the National Fish and Wildlife Forensics Laboratory summarized bird mortalities at three solar energy facilities in southern California. The three facilities use different technologies: a photovoltaic (PV) system, a trough system with parabolic mirrors, and a solar power tower. Bird mortality data collected at each facility indicated "a broad ecological variety of birds are vulnerable to morbidity and mortality at solar facilities". Of note, water-oriented birds were over-represented in mortalities at the PV facility addressed in the report, which could be attributed in part to its proximity to existing water features that attract birds. Sandhill cranes, waterfowl, and other birds use the existing ponds in the vicinity of the AEPCO site and could be impacted by installation of the PV structures. Reflective glass surfaces can appear as water features, or reflect the sky, thereby posing a collision hazard for birds. **The Department would like to engage in discussions with the County and the applicant to identify measures that could potentially mitigate such hazards.**

The Department is also concerned about the possible effects of facility lighting on nocturnal wildlife. Artificial night lighting, which may be intensified by the reflective PV surfaces, may attract insects and their predators (e.g., bats). It could also impair the ability of nocturnal animals to navigate and may negatively affect reptile populations. The Department recommends using only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Attached for your information is the Arizona Environmental Online Review Tool Report generated for the Apache Solar Project. Within the report you will find a list of special status species and special areas documented within 5 miles of the project vicinity. Additionally, there is a list of Species of Greatest Conservation Need predicted within the project vicinity. We recommend APS review these lists in advance of conducting any biological investigations of the site prior to any habitat clearing or construction activities.

Thank you for the opportunity to provide comments on this proposed project. We are available to provide expertise on wildlife and habitat issues and mitigation measures for project impacts. On the following page you will find some Department recommendations for the Apache Solar Project. The Department requests continued involvement with the County as this project proceeds. Please contact me at 520-388-4447 if you have any questions, or would like to further discuss our concerns and recommendations.

Sincerely,



Kristin Terpening
Habitat, Evaluation & Lands Specialist, Region V

Mr. Jim Henry
February 26, 2016
4

Cc: Laura Canaca, Project Evaluation Program Supervisor
John Windes, Habitat, Evaluation & Lands Program Manager, Region V

Attachment: Arizona Environmental Online Review Tool Report

AGFD# M16-02080913

Department Recommendations for the AEPCO PV Project

To minimize the potential impacts to wildlife habitat and populations resulting from the development and operation of the AEPCO Photovoltaic Power Plant project, the Department recommends implementing the following:

1. At a minimum, general wildlife surveys should be conducted prior to land clearing activities. In particular, bird surveys should be conducted to establish baseline bird diversity and abundance.
2. Develop a monitoring program to detect bird injuries and mortalities and establish adaptive measures to address wildlife impacts.
3. If wildlife is encountered during construction of the facility, it should be moved outside the project area within 1 mile of its original location. A scientific collecting permit is required for this activity. A permit can be obtained by emailing Scpermit@azgfd.gov for more information. If wildlife will need to be removed from the facility once it is operational, annual renewal of the permit will be required.
4. Project analysis should include evaluation of the direct, indirect and cumulative effects of project development on wildlife, wildlife habitat and wildlife habitat connectivity resulting from the conversion of desert scrub/grassland habitat to a solar generating plant. If negative impacts are anticipated, the Department recommends implementing activities that could mitigate these impacts. Such activities may include, but are not limited to, preserving land elsewhere, restoring degraded land, and/or relocating facility footprint.
5. Project analysis should also include a thorough evaluation of the anticipated impacts to water resources, including groundwater, surface hydrology, and downstream impacts. The Department strongly encourages the use of technology that requires minimal amounts of water. In the desert, water is very scarce and reducing consumption will lessen impacts on wildlife as well as the public.
6. Current hydrology of the project site should be maintained. Any change in sheet flow will have detrimental effects to down slope vegetation. In addition, consult with the U.S. Army Corps of Engineers regarding Clean Water Act issues, best management practices, and guidelines for minimizing and mitigating impacts to riparian areas.
7. Limit project activities during the breeding season for birds, generally May through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season.
8. If applicable, proper design and construction of the transmission lines is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws.



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

MEMORANDUM

TO: Cochise County Planning and Zoning Commission
FROM: Jesse Drake, Planning Manager JD
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Docket SU-06-14C (CQ Palominas) sign modification
DATE: February 11, 2016 for the March 9, 2016 Meeting

APPLICATION FOR A SPECIAL USE

The Applicant is requesting a Special Use modification to approve a new wall sign and an over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Residential zoned property. The proposed use is a modification of the conditional Special Use, SU-06-14, approved to allow the construction of a health clinic in Palominas for the Copper Queen Community Hospital on November 8, 2006. The subject parcel, APN 104-64-007, is located 10524 Highway 92, Hereford, Arizona. The Applicant is Copper Queen Community Hospital/Palominas-Hereford Clinic.

I. DESCRIPTION OF SUBJECT PARCEL AND SURROUNDING LAND USES

Parcel Size: 1.76 acres
Zoning: R-36, Residential, one dwelling per 36,000 sq. ft.
Growth Area: Category C
Comprehensive Plan Designation: Business/High Density Residential
Area Plan: Southern San Pedro Area Plan
Existing Uses: Hereford-Palominas Clinic
Proposed Uses: Same with new signs

Zoning/Use of Surrounding Properties

Relation to Subject Parcel	Zoning District	Use of Property
North	RU-4 Rural	Hwy 92, vacant land and electrical substation
South	RU-4 Rural	Vacant land
East	R-36	Single family residence
West	R-36	Single family residence

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

II. PARCEL HISTORY

Prior condition: Single family residence.

November 8, 2006 – Special Use authorization, SU-06-14, to construct a 2400 sq. ft. “southwestern style” family health care clinic approved with conditions including: a six-foot solid wall on the eastern, southern and western boundaries, screening of outdoor storage, low-level lighting with required automatic timers, no expansion beyond Phase I, fifteen parking spaces maximum. Signage was not a part of the 2006 Special Use request.

December 2006 – notation that sign permit would be applied for “by others”.

January 2007 – Appeal hearing before Board of Supervisors; 2006 approval upheld.

May 2007 – existing residence demolished and clinic construction begins.

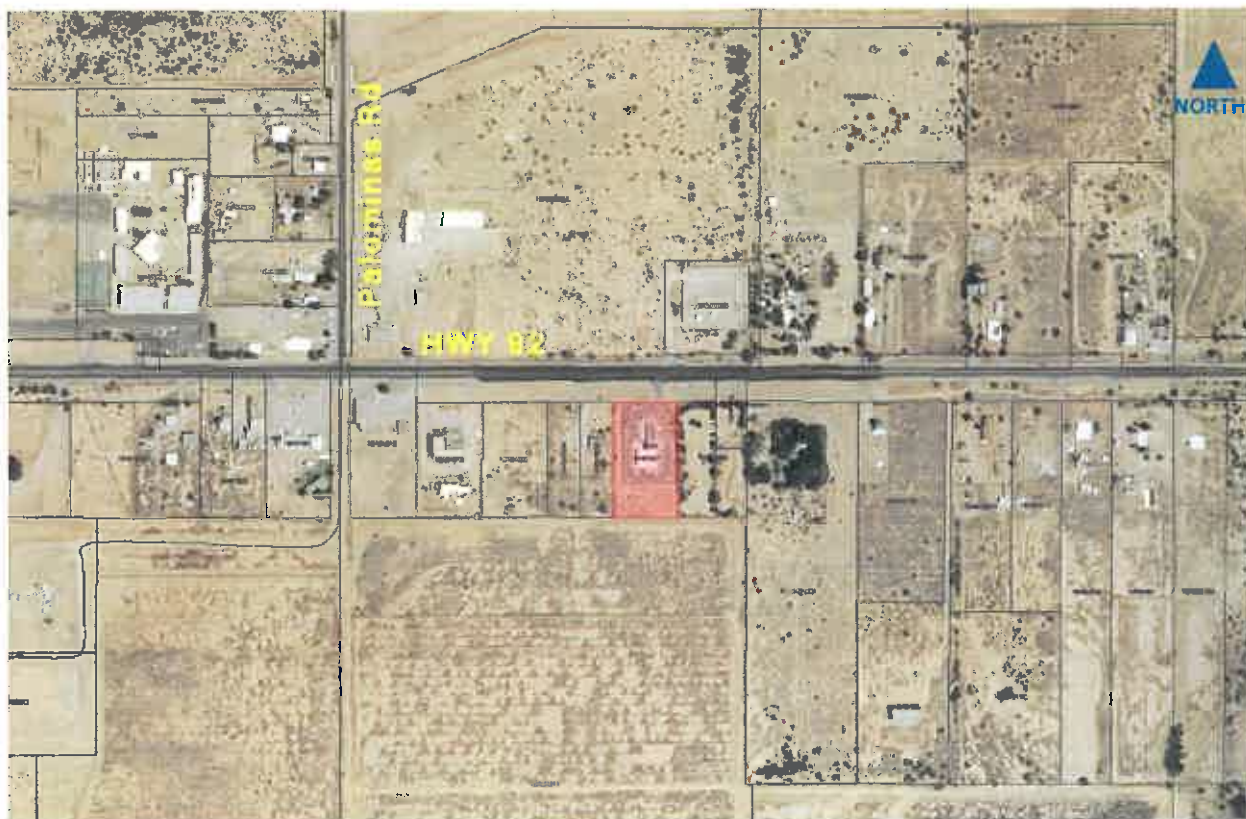
October 9, 2007 – Certificate of Occupancy issued.

May 2009 – Special Use modification, SU-06-14A, approved to expand the clinic. In the report it is noted that a 64-sq. ft.; 9-foot high, double-faced, illuminated, free-standing identification sign is installed at the clinic.

February 24, 2015 - Stop Work Order placed for sign construction without a permit.

May 13, 2015 - SUP modification request for a sign in the front drive-aisle, overhanging the ADOT right-of-way adjacent to the entry driveway; denied by the Planning and Zoning Commission.

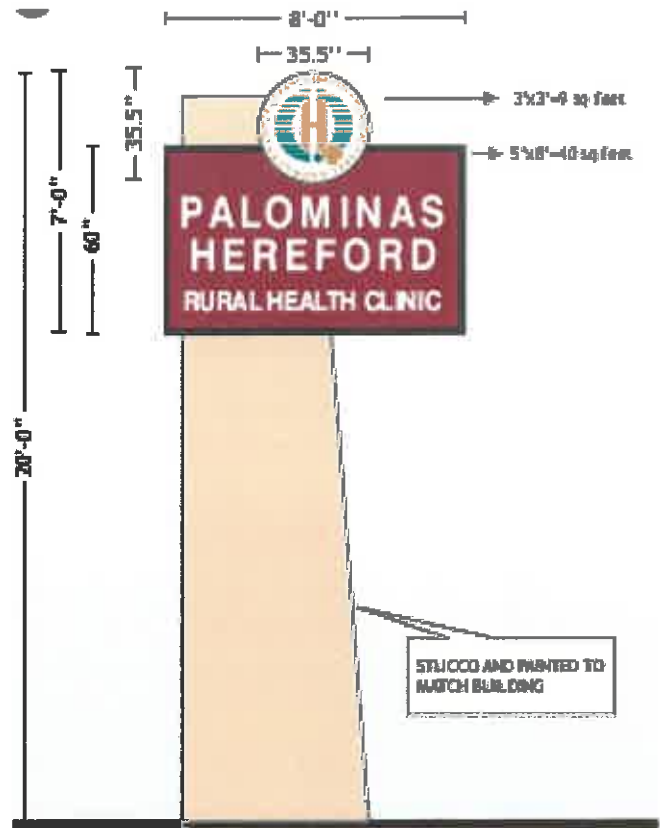
III. NATURE OF REQUEST



Location Map



Existing 12' high, 64-sq. ft. pole sign



Proposed 20' high, 48-sq. ft. ground sign

The Applicant is requesting a modification to the existing Special Use to install two signs at the Palominas Clinic on the south side of Highway 92 approximately 1/8 mile east of Palominas Road. The applicant will remove the existing 64 square foot pole sign, and replace the sign in the landscaped corner with a smaller, but taller, 48 square foot ground sign. The sign location will remain the same. This request also includes the addition of a wall sign across from the entry driveway on the north side of the main building facing Highway 92.

The existing 64-sq. ft. pole sign is setback twelve feet from the property line. The proposed ground sign will be setback ten feet, which is in conformance with development standards. The proposed ground sign will be constructed of sheet metal and stucco, painted to match the clinic building. The proposed ground sign will have a double-faced, internally illuminated LED cabinet sign, with white letters. The clinic logo will be atop the illuminated sign cabinet. The total height of the ground sign, including the base, illuminated sign and logo would be a maximum height of twenty feet. Each side of the proposed sign face will be 48 square feet, 16 square feet smaller than the existing pole sign.

Staff supports replacing the existing pole sign with the new proposed ground sign in the existing landscape area as it will not obstruct any drive aisle or vehicular turning movements in or around the one-way driveway circling the clinic building, and the proposed sign meets the design standards of the Area Plan and an is designed to coordinate with the clinic building.



Proposed 15 square foot wall sign

The new, proposed wall sign is fifteen square feet, constructed of back-lit or halo-illuminated pan channel letters mounted on an aluminum raceway. The combined area of both the ground and wall signs is 63 square feet; one square foot under the maximum allowable sign area for the district. With the removal of the old ground sign and the installation of the two new signs, the total sign lumen count will be reduced by 14,800 lumens. With the new wall sign and the revised ground sign, the total lumen count for all exterior lighting will be approximately 80,000 lumens below the total allowable lumen count for the clinic site.



Proposed location of new 15 sq. ft. wall sign.

Proposed location of new 48 sq. ft. ground sign, set back ten feet, to replace existing 64 sq. ft. sign in landscape setback.

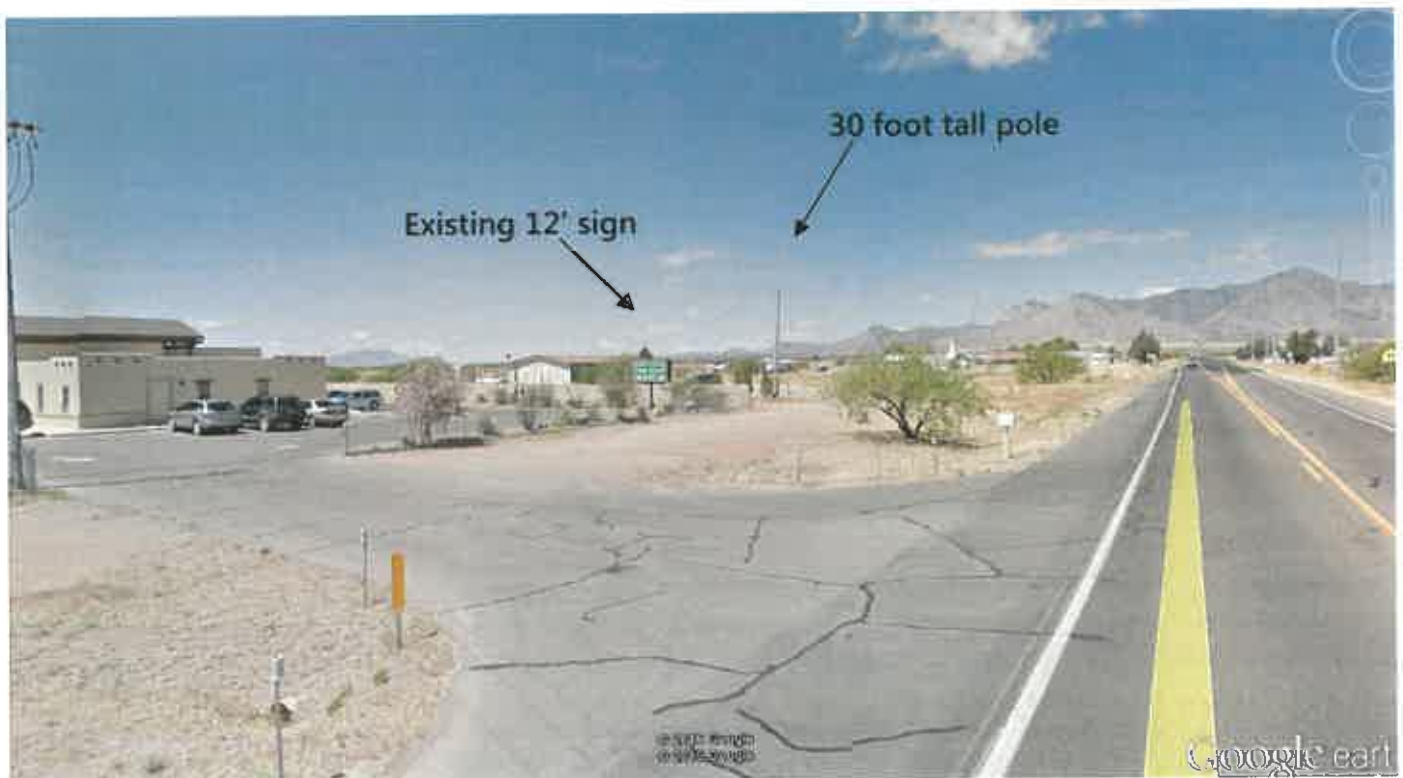
Aerial of clinic site

Photo date 1/3/15



View to west from north driveway on Palominas Clinic site

photo date 2/11/2016



Existing sign location-View westbound on Highway 92

photo date May2011



*Photosimulation of proposed 20 foot sign in view westbound in front of clinic on Highway 92
Photosimulation provided by applicant*

IV. ANALYSIS OF IMPACTS – COMPLIANCE WITH SPECIAL USE FACTORS

Section 1716.02 of the Zoning Regulations provides a list of ten factors with which to evaluate Special Use applications. Staff uses these factors to help determine the suitability of a given Special Use request, whether to recommend approval for a Special Use Permit, as well as to determine what Conditions and/or Modifications may be needed.

The project, as submitted, complies with four of those five factors and partially complies with the last of the five factors. The five remaining factors do not pertain to this application.

A. Compliance with Duly Adopted Plans: Complies



Comprehensive Plan designations; clinic site outlined in yellow.

In the Comprehensive Plan the clinic is located near the center of a strip of C-Business/High Density located on the south side of Highway 92.

The Copper Queen Palominas Clinic is in the SOUTHERN SAN PEDRO VALLEY AREA PLAN, Adopted 10/16/01, which includes Design Standards for the preservation of rural qualities and natural resources:

C. Structure Design - Buildings, Fences and Signs

1. Typical ranch signs that overhang the entrance are appropriate for sites designed to reflect ranch development; otherwise, signs to be unobtrusive and harmonious with the overall design and colors of the principal structures.

The proposed clinic signs conform with the plan in that the sign design and colors harmonize with the design and colors of the clinic building.

B. Compliance with the Zoning District Purpose Statement: Not Applicable

The proposed sign does not change the land use as a health clinic which was authorized in 2006 by Special Use approval.

C. Development Along Major Streets: Not Applicable

The site takes access directly onto Highway 92 and the addition of the proposed sign will not change the existing access, no new access points are proposed.

D. Traffic Circulation Factors: Complies

Keeping the sign in the west landscaped corner of the parcel removes any conflicts with vehicular turning movements on the sight and removes any sight-line restrictions on the parcel preserving the visibility for drivers turning into and out of this location.

E. Adequate Services and Infrastructure: Not Applicable

No new services are proposed for the sign modification.

F. Significant Site Development Standards: Partially Complies

The proposed two new signs meet the site development standards for illumination and setbacks but, at the twenty feet tall, the ground sign exceeds the maximum allowable sign height of twelve feet. Although the business is located in a residential zoning district, the nature of the business is commercial and staff supports the request for an over-height sign due to the commercial nature of the clinic and with the site's conformance with the Comprehensive Plan designation of Business/High Density Residential.

Had the site been rezoned to commercial in 2006, instead of gaining approval for the clinic in a Special Use authorization, the clinic would have been allowed an 80 square foot sign, 24 feet high by right.

G. Public Input: Complies

The Applicant sent letters to all property owners within 1,000-feet of the parcel to notify them of his application and to address any neighbor concerns. This notification produced no comments.

H. Hazardous Materials: Not Applicable

I. Off-Site Impacts: Complies

The proposed LED sign reduces the total lumen count of the lights on the property in protection of dark night skies and reduces energy consumption.

J. Water Conservation: Not Applicable

The sign request does not require water.

V. MODIFICATIONS TO DEVELOPMENT STANDARDS

The applicant is requesting a sign that is eight feet taller than the twelve foot high sign allowed in the R-36 Zoning District.

VI. PUBLIC COMMENT

Staff mailed notices to neighboring property owners within 300-feet of the subject property, posted the property, and published a legal notice in the *Bisbee Observer* on February 18, 2016. In response to applicant and County mailings, the Planning Department received no letters regarding this request.

VII. SUMMARY AND CONCLUSION

This is a request for a modification of Special Use SU-06-14 to authorize the removal of the existing 64 square foot pole sign and approve the installation of a new wall 15 square foot wall sign and a new 48 square foot ground sign. As submitted the proposed ground sign exceeds the height limitation for signs in the R-36 zoning district by eight feet. All other site development standards have been met and the new ground sign will be placed in the same location as the existing pole sign so will meet the required ten foot setback and will not interfere with traffic on the site. The applicant has verbally agreed to a condition of approval limiting any future sign at this location to twenty feet in height.

Factors in Favor of Approving the Special Use

1. The proposed use conforms with the Comprehensive Plan designation and Area Plan design standards;
2. The proposed use would comply with four of the five Special Use factors used by staff to analyze this request and partially complies with the fifth factor;
3. The proposed use will reduce the total lumen count on the site; and
4. No letters in opposition have been received.

Factors Against Allowing the Special Use

1. The ground sign height exceeds the maximum sign height for the zoning district.

VIII. RECOMMENDATION

Based on the factors in favor of approval, Staff recommends **Conditional Approval** of the Special Use request, subject to the following conditions:

1. Within 30-days of approval of the Special Use, the Applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134. Prior to operation of the Special Use, the Applicant shall apply for a building/use permit for the project within 12-months of approval. The building/use permit shall include a site plan in conformance with all applicable site development standards (except as modified) and with Section 1705 of the Zoning Regulations, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 18-months of the Special Use approval, otherwise the Special Use may be deemed void upon 30-day notification to the Applicant;
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional Conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations;
3. Any changes to the approved Special Use will be considered a Modification to this Special Use and will require review and approval of the Planning and Zoning Commission.
4. No future signage at the Copper Queen Palominas/Hereford clinic shall exceed twenty feet in height.

Sample Motion:

Mr. Chairman, I move to approve Special Use Docket SU-06-14C, with the Conditions of Approval as recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

IX. ATTACHMENTS

- A. Application with sign permit graphics
- B. Location map
- C. Agency comment memos



Cochise County
Community Development
Planning, Zoning and Building Safety Division
Public Programs...Personal Service
www.cochise.az.gov

COMMERCIAL USE/BUILDING PERMIT/SPECIAL USE PERMIT QUESTIONNAIRE
(TO BE PRINTED IN INK OR TYPED)

TAX PARCEL NUMBER 104-64-007 R-36
APPLICANT COPPER QUEEN COMMUNITY HOSPITAL - PALOMINAS - HEREFORD CLINIC
ADDRESS 10524 HIGHWAY 92, HEREFORD AZ 85615-9587
CONTACT TELEPHONE NUMBER GUY SHOAF 520-349-3717
EMAIL ADDRESS: GSHOAF@COCH.ORG
PROPERTY OWNER (IF OTHER THAN APPLICANT) COPPER QUEEN COMMUNITY HOSPITAL
ADDRESS 101 COLE AVE. BISBEE AZ 85603

DATE SUBMITTED 1/15/2016
Special Use Permit Public Hearing Fee (if applicable) \$ 150⁰⁰
Building/Use Permit Fee \$ _____
Total paid \$ _____

PART ONE - REQUIRED SUBMITTALS

1. Cochise County Joint Application (attached).
2. Questionnaire with all questions completely answered (attached).
3. A minimum of (9) copies of a site plan drawn to scale and completed with all the information requested on the attached Sample Site Plan and list of Non-residential Site Plan Requirements. (In addition, if the site plan is larger than 11 by 17 inches, please provide one reduced copy.)

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

4. Proof of ownership/agent. If the applicant is not the property owner, provide a notarized letter from the property owner stating authorization of the Commercial Building/Use/Special Use Application.
5. Proof of Valid Commercial Contractor's License. (Note: any building used by the public and/or employees must be built by a Commercial Contractor licensed in the State of Arizona.)
6. Hazardous or Polluting Materials Questionnaire, if applicable.

OTHER ATTACHMENTS THAT MAY BE REQUIRED DEPENDING ON THE SCOPE OF THE PROJECT

1. Construction Plans (possibly stamped by a licensed Engineer or Architect)
2. Off-site Improvement Plans
3. Soils Engineering Report
4. Landscape Plan
5. Hydrology/Hydraulic Report
6. Traffic Impact Analysis (TIA): **Where existing demonstrable traffic problems have already been identified such as high number of accidents, substandard road design or surface, or the road is near or over capacity, the applicant may be required to submit additional information on a TIA.**
7. Material Safety Data Sheets
8. Extremely Hazardous Materials Tier Two Reports
9. Detailed Inventory of Hazardous or Polluting Materials along with a Contingency Plan for spills or releases

The Commercial Permit Coordinator/Planner will advise you as soon as possible if and when any of the above attachments are required.

PART TWO - QUESTIONNAIRE

In the following sections, thoroughly describe the proposed use that you are requesting. **Attach separate pages if the lines provided are not adequate for your response.** Answer each question as completely as possible to avoid confusion once the permit is issued.

SECTION A - General Description (Use separate sheets as needed)

1. What is the existing use of the property? HEALTHCARE CLINIC

2. What is the proposed use or improvement? NEW MONUMENT SIGN

SEE NARRATIVE

3. Describe all activities that will occur as part of the proposed use. In your estimation, what impacts do you think these activities will have on neighboring properties?

NO CHANGE IN USE - SIGNAGE UPGRADE

4. Describe all intermediate and final products/services that will be produced/offered/sold.

NO CHANGE

5. What materials will be used to construct the building(s)? (Note, if an existing building(s), please list the construction type(s), i.e., factory built building, wood, block, metal)

SIGN MATERIALS: STEEL & PLASTIC

6. Will the project be constructed/completed within one year or phased? One Year ☒
 Phased ☐ if phased, describe the phases and depict on the site plan.

7. Provide the following information (when applicable):

A. Days and hours of operation: Days: M-F Hours (from 8:00 AM to 5:00 PM)

B. Number of employees: Initially: 5 Future: 2:00 1:00
 Number per shift Seasonal changes N/A

C. Total average daily traffic generated:

(1) How many vehicles will be entering and leaving the site. N/A

(2) Total trucks (e.g., by type, number of wheels, or weight) N/A

(3) Estimate which direction(s) and on which road(s) the traffic will travel from the site? HWY 92

(4) If more than one direction, estimate the percentage that travel in each direction N/A

(5) At what time of day, day of week and season (if applicable) is traffic the heaviest NO CHANGE IN TRAFFIC PATTERNS

D. Circle whether you will be on public water system or private well. If private well, show the location on the site plan. Estimated total gallons of water used: per day _____ per year _____

E. Will you use a septic system? Yes ☒ No ☐ If yes, is the septic tank system existing? Yes ☒ No ☐
 Show the septic tank, leach field and 100% expansion area on the site plan.

F. Does your parcel have permanent legal access*? Yes X No

If no, what steps are you taking to obtain such access?

*Section 1807.02A of the Cochise County Zoning Regulations stipulates that no building permit for a non-residential use shall be issued unless a site has permanent and direct access to a publicly maintained street or street where a private maintenance agreement is in place. Said access shall be not less than twenty (20) feet wide throughout its entire length and shall adjoin the site for a minimum distance of twenty (20) feet.

Does your parcel have access from a (check one): private road or easement**
 County-maintained road
 State Highway

*** If access is from a private road or easement provide documentation of your right to use this road or easement and a private maintenance agreement.

G. For Special Uses only - provide deed restrictions that apply to this parcel if any.

Attached NA X

H. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	PRIVATE WELL	
Sewer/Septic	PRIVATE SEPTIC	
Electricity	APS	
Natural Gas	PROPANE	
Telephone	CENTURYLINK	
Fire Protection	PALOMINAS	

SECTION B - Outdoors Activities/Off-site Impacts

1. Describe any activities that will occur outdoors.

NONE

2. Will outdoor storage of equipment, materials or products be needed? Yes No X if yes, show the location on the site plan. Describe any measures to be taken to screen this storage from neighboring properties.

3. Will any noise be produced that can be heard on neighboring properties? Yes ___ No ☒ If yes; describe the level and duration of this noise. What measures are you proposing to prevent this noise from being heard on neighboring properties?

4. Will any vibrations be produced that can be felt on neighboring properties? Yes ___ No ☒ If yes; describe the level and duration of vibrations. What measures will be taken to prevent vibrations from impacting neighboring properties?

5. Will odors be created? Yes ___ No ☒ If yes, what measures will be taken to prevent these odors from escaping onto neighboring properties?

6. Will any activities attract pests, such as flies? Yes ___ No ☒ If yes, what measures will be taken to prevent a nuisance on neighboring properties?

7. Will outdoor lighting be used? Yes ☒ No ___ If yes, show the location(s) on the site plan. Indicate how neighboring properties and roadways will be shielded from light spillover. Please provide manufacturer's specifications.

8. Do signs presently exist on the property? Yes ☒ No ___ If yes, please indicate type (wall, freestanding, etc.) and square footage for each sign and show location on the site plan.

A. FREE STANDING B. _____ C. _____ D. _____
64 SF

9. Will any new signs be erected on site? Yes ___ No ___ If yes, show the location(s) on the site plan. Also, draw a sketch of the sign to scale, show the copy that will go on the sign and **FILL OUT A SIGN PERMIT APPLICATION** (attached).

10. Show on-site drainage flow on the site plan. Will drainage patterns on site be changed? N/A
Yes ___ No ☒

If yes, will storm water be directed into the public right-of-way? Yes ___ No ___

Will washes be improved with culverts, bank protection, crossings or other means?
Yes ___ No ☒

If yes to any of these questions, describe and/or show on the site plan.

11. What surface will be used for driveways, parking and loading areas? (i.e., none, crushed aggregate, chipseal, asphalt, other)

NO CHANGES

12. Show dimensions of parking and loading areas, width of driveway and exact location of these areas on the site plan. (See site plan requirements checklist.)

13. Will you be performing any off-site construction (e.g., access aprons, driveways, and culverts)?

Yes ___ No X If yes, show details on the site plan. **Note: The County may require off-site improvements reasonably related to the impacts of the use such as road or drainage improvements.**

SECTION C - Water Conservation and Land Clearing

1. If the developed portion of the site is one acre or larger, specific measures to conserve water on-site must be addressed. Specifically, design features that will be incorporated into the development to reduce water use, provide for detention and conserve and enhance natural recharge areas must be described. The Planning Department has prepared a *Water Wise Development Guide* to assist applicants. This guide is available upon request. If the site one acre or larger, what specific water conservation measures are proposed? Describe here or show on the site plan submitted with this application.

N/A

2. How many acres will be cleared? N/A

If more than one acre is to be cleared describe the proposed dust and erosion control measures to be used

(Show on site plan if appropriate.) _____

SECTION D - Hazardous or Polluting Materials

Does the proposed use involve hazardous materials? These can include paint, solvents, chemicals and chemical wastes, oil, pesticides, herbicides, fertilizers, radioactive materials, or biological agents. Engine repair, dry cleaning, manufacturing and all uses that commonly use such substances in the County's experience require completion of the attachment.

No X Yes _____ If yes, complete the attached Hazardous Materials attachment. Engine repair, manufacturing and all uses that commonly use such substances in the County experience also require completion of the attachment.

Applications that involve hazardous or polluting materials may take a longer than normal processing time due to the need for additional research concerning the materials' impact.

The Arizona Department of Environmental Quality Compliance Assistance Program can address questions about Hazardous Materials (1-800-234-5677, ext. 4333).

SECTION E - Applicant's Statement

I hereby certify that I am the owner or duly authorized owner's agent and all information in this questionnaire, in the Joint Permit Application and on the site plan is accurate. I understand that if any information is false, it may be grounds for revocation of the Commercial Use/ Building/ Special Use Permit.

Applicant's Signature 

Print Applicant's Name GARY SHOAF

Date signed 1/15/2016

Copper Queen Community Hospital
Hereford Palominas Clinic
10524 State Highway 92
Hereford, Arizona 85603

Narrative: New Signage Proposal

Copper Queen (CQ) request modification to the existing Special Use Permit to erect and install a new freestanding monument sign for the Palominas Clinic. The sign base is 18" by 5'-0" to be constructed of sheet metal, stucco to match the existing building. The sign will be 20'-0" high with 13'-0" clearance from the ground. The sign will be 48 total square feet, double faced illuminated cabinet with white plex letters. The monument sign will be placed at the same location as the existing permitted sign as indicated on the plans. The old sign will be removed. Illumination will be by LED with 2700 lumen. The existing monument sign on the site will be removed, reducing the overall site lumens by 14,800.

The building sign will be mounted on the south elevation at the west side of the building. The sign will be 15 total square feet, with back lite pan channel mounted letters to an aluminum raceway.

By signing below, I acknowledge that:

11. A complete response to any correspondence will be submitted to Cochise County for any subsequent reviews.

12. The Applicant or Agent will be sent written or electronic notice of a license approval or denial within the substantive review period.

13. All required permits must be obtained prior to any construction and that failure to obtain permits may result in fines or other penalties.

14. The Applicant or Agent is responsible for all changes and additional time required to correct plans and/or development as a result of differences between the proposed use and what is permitted in the zoning district in which the property lies.

15. The project review process and timeframe is suspended when a project triggers the requirement for an application for approval by an Outside Agency, the Planning and Zoning Commission, and/or the Board of Supervisors. If either the Planning and Zoning Commission or the Board of Supervisors approves the request contained in the application, then Community Development Department will resume the project review process. If the Board of Supervisors denies the request, then the Community Development Department will consider the project to be denied.

By signing below, I acknowledge that:

16. An appeal protesting any denial of an application may be made to Cochise County Community Development Department, Planning Division Deputy Director, Beverly Wilson, 1415 Melody Lane, Bldg. E. Bisbee, Arizona 85603. The appeal shall set forth all relevant facts pertaining to the denial, and must be in writing. It must be filed within ten-days from the date of the denial letter.

17. If the County does not issue to the Applicant the written or electronic notice granting or denying a license within the **overall** time frame or within the mutually agreed upon time frame extension, the county SHALL refund the Applicant all fees charged for reviewing the applications and SHALL excuse any fees not yet paid. The refund SHALL be made within 30-working days after the expiration of the agreed upon time frame pursuant A.R.S. § 11-1605(D).

Signature

644 SHOAF
Print Name/Firm

SHOAF

CDCM

1/15/2016
Date

☒ Owner ☐ Agent



January 7, 2016

Jesse Drake
Director Cochise County Community Development
Planning, Zoning and Building Safety Division
1415 Melody Lane, Building E
Bisbee, Arizona 85603

Re: Letter of Authorization

Dear Jesse Drake:

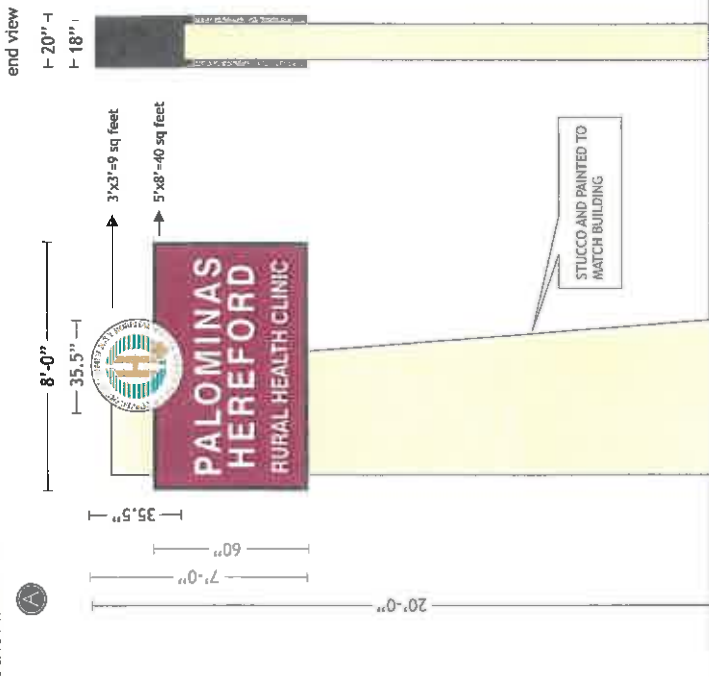
This letter shall grant authorization to Mr. Guy Shoaf, Copper Queen Community Hospital Project Manager to act as the owner's representative to submit on behalf of Copper Queen Community Hospital, Palominas Hereford Clinic for application to modify Special Use Permit and all additional permits, applications and documentation related to the Special Use Permit application process.

Sincerely,

James Dickson, CEO
Copper Queen Community Hospital
101 Cole Avenue
Bisbee, AZ 85603

PROPOSAL

SCALE 1/4"=1'-0"



FABRICATE AND INSTALL ONE (1) ILLUMINATED DOUBLE FACE MONUMENT SIGN. SIGN TO BE 20" DEEP ALL ALUMINUM EXTRUSION CONSTRUCTION WITH A PAINTED FINISH. 1.5" RETAINERS. FACES TO BE 3/16" WHITE UV TREATED LEXAN WITH HIGH PERFORMANCE VINYL APPLIED FIRST SURFACE. POLE COVER: TO BE ALUMINUM CONSTRUCTION STUCCO FINISH. LIGHTING: TO BE INTERNALLY ILLUMINATED WITH HIGH-OUTPUT FLUORESCENT LAMPS.

INSTALL: INSTALLED JUST TO THE WEST OF THE EXISTING SIGN. CONNECTED TO THE EXISTING CIRCUIT AT THE SIGN.

NOTE: EXISTING SIGN TO BE REMOVED AND SCRAPPED.

SUBJECT TO CODE AND LANDLORD APPROVAL. CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUIT(S) THAT MEETS CODE REQUIREMENTS TO THE SIGN LOCATION.

*PHOTOS REQUIRED UPON COMPLETION OF INSTALLATION.

NOTE: THIS SIGN REQUIRES A NEW FOUNDATION. CONNECTION TO THE EXISTING ELECTRICAL. CUSTOMER TO PROVIDE COLORS FOR THE FACES.

SQUARE FOOTAGE	19 SF
HEIGHT TO TOP OF SIGN	10 ft.
WIND LOAD	129.2
AMPS	1 ballast
TRANSFORMER	ONE
CIRCUITS (120V/20 AMP)	ONE



OLD SIGN FONT

COPPER QUEEN COMMUNITY HOSPITAL
PALOMINAS HEREFORD CLINIC

* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND THE BONDING OF THE SIGN AND CURRENT UL STANDARDS.

FILE NAME: 6881[PRO]PALOMINAS[MONUMENT]R7
JOB NAME: COPPER QUEEN - PALOMINAS HEREFORD CLINIC
JOB ADDRESS: 10524 E. HIGHWAY 92
CITY: HEREFORD, AZ
SUITE: N/A
ZIP: 85615

addsigns
3806 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540
520.571.9120 Fax

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ACCEPT DATE: _____ BUYER SIGNATURE: _____

ADDISGNS: _____

SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____

PAGE 1 OF 1

PERMIT COPY



*** SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE. ***
*** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN. SEE PHYSICAL SAMPLE OR COLOR FOR MOST ACCURATE REPRESENTATION. ***

110 A

PROPOSAL

SCALE 3/4"=1'-0"



7'-0"

Quickcare

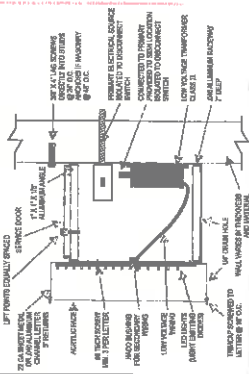
FABRICATE AND INSTALL ONE (1) SET OF ILLUMINATED PAN CHANNEL LETTERS MOUNTED TO RACEWAY

PC LETTERS:
 RETURNS: TO BE OF 5" PRE-FINISHED ALUMINUM .040 PAINTED BLACK.
 BACKS: TO BE ALUMINUM .040. UNFINISHED.
 FACES: TO BE 1/8" SIGN GRADE WHITE PLEX WITH HIGH-PERFORMANCE VINYL APPLIED FIRST SURFACE & AN INK JET DIGITAL PRINT WITH CLEAR UV LAMINATE.
 TRIMCAP: TO BE 1" BLACK.
 LIGHTING: TO BE WHITE LEDS 4" ON CENTER.
 INSTALL: RACEWAY MOUNT TO BUILDING ALUMINUM WITH A STUCCO FINISH.

SUBJECT TO CODE AND LANDLORD APPROVAL. CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUIT(S) THAT MEETS CODE REQUIREMENTS TO THE SIGN LOCATION. IF CUSTOMER NEEDS PHOTO CELLS OR TIME CLOCKS PLEASE REQUEST FROM ADDISIGNS THAT THESE ITEMS BE ADDED TO YOUR ORDER.

NOTE: FACES WILL HAVE SEAMS, AS NEEDED, TO ACCOMMODATE MATERIAL SIZES.

SQUARE FOOTAGE	11.7 SF
HEIGHT TO TOP OF SIGN	12 ft.
LUMEN COUNT	126,36
AMPS	8
TRANSFORMERS	LED power supply
CIRCUITS (110V 20 A)	ONE



addisigns
 3808 E. 38TH STREET
 TUCSON, ARIZONA 85713
 520.748.1540
 520.571.9120 Fax

FILE NAME: 6881[PRO]PALOMINAS[MONUMENT]R7
 JOB NAME: COPPER QUEEN - PALOMINAS HEREFORD CLINIC
 JOB ADDRESS: 10524 E. HIGHWAY 92
 CITY: HEREFORD, AZ
 SUITE: N/A
 ZIP: 85615

ACCEPT DATE: _____ BUYER SIGNATURE: _____ ADDISIGNS: _____ SHOP APPROVAL 1: _____ SHOP APPROVAL 2: _____ PAGE 1 OF 1

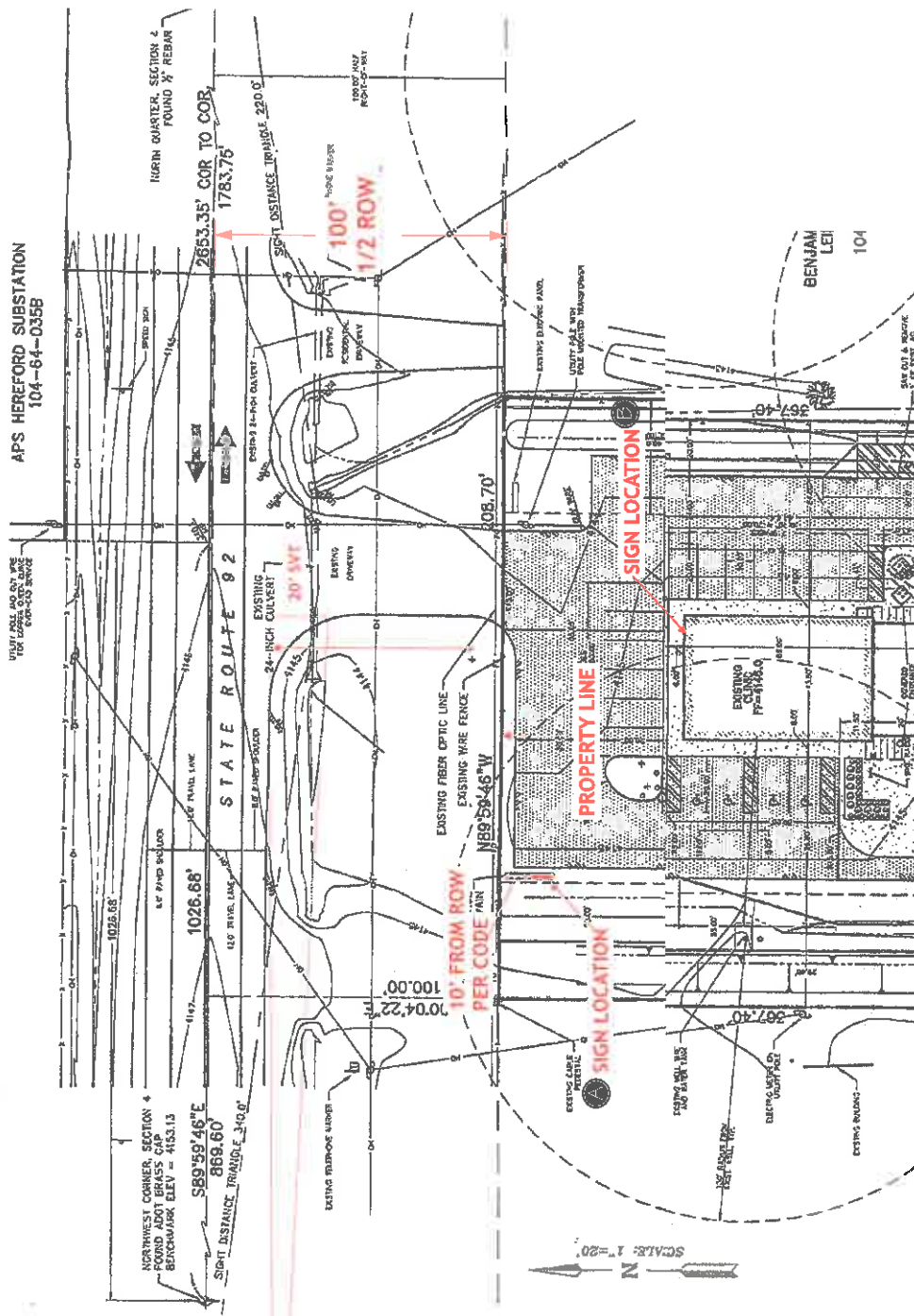
PERMIT COPY

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111 A

SCALE: 1" = 40'

APS HEREFORD SUBSTATION
104-64-035B



Due to printer technology, printed colors may vary from color callouts shown. See physical samples of colors for most accurate representation.

FILE NAME: 6881[PRO]PALOMINAS[MONUMENT]R7

JOB NAME: COPPER QUEEN - PALOMINAS HEREFORD CLINIC

JOB ADDRESS: 10524 E. HIGHWAY 92

CITY: HEREFORD, AZ

SUITE: N/A

ZIP: 85615

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ACCEPT DATE: BUYER SIGNATURE:

SHOP APPROVAL 1: SHOP APPROVAL 2:

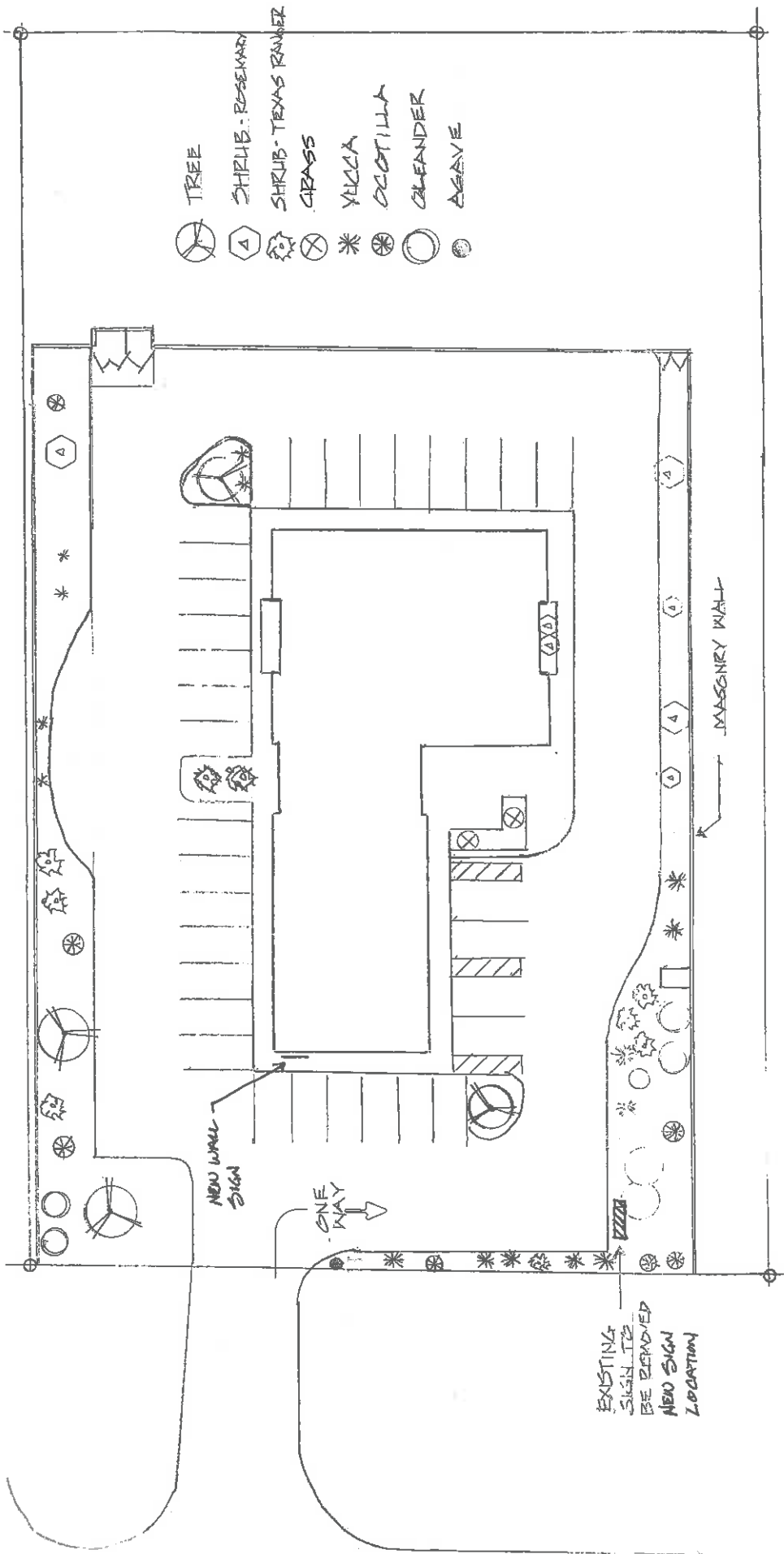
PAGE ... OF ...



3808 E. 38TH STREET
TUCSON, ARIZONA 85713

520 748 1540

520.571.9120 Fax



LANDSCAPE PLAN
NO SCALE



Cochise County
Community Development
 Planning, Zoning and Building Safety Division
 Public Programs...Personal Service
 www.cochise.az.gov

Commercial Lighting Worksheet

Tax Parcel ID: _____

Fixture ID on plans	Fixture Type and wattage	Lighting Class 1 Display 2 General 3 Decorative	No. of fixtures	Lumens per fixture	Total Lumens for this fixture type
Existing Fixtures					
A	FLOOD (2) 150W	2	3	1740	5,250
SA	Pendant 13W CFL	2	4	900	3,600
SB	FLOOD 100W HPS	2	8	9500	76,000
SC	Ext. EGRESS 6W	2	4	300	1,200
Subtotal					86,050
Proposed Fixtures					
SIGN A	SIGN	1	1	529.2	529.20
SIGN B	SIGN	1	1	126.36	126.36
Subtotal					655.56
Grand Total					86,705.56
Existing + Proposed					86,705.56

Total Lumens _____ Total project acreage (developed area) 1.76

Lumens per acre permitted: 75,000 Lumens per acre proposed: 132,000

Are all proposed fixtures fully shielded? YES

If no, identify which fixtures and exemption type _____

Notes: _____

*Please provide cut-sheets, diagram or photo of each fixture type.
 Any substitutions must be approved prior to installation.



Planning, Zoning and Building Safety
 1415 Melody Lane, Building E
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9278 fax
 1-877-777-7958
 planningandzoning@cochise.az.gov

Highway and Floodplain
 1415 Melody Lane, Building F
 Bisbee, Arizona 85603
 520-432-9300
 520-432-9337 fax
 1-800-752-3745
 highway@cochise.az.gov
 floodplain@cochise.az.gov

COOPER LIGHTING - SURE-LITES®

DESCRIPTION

The Sure-Lites Architectural Emergency Light is designed to provide superior illumination while blending into the surrounding space. The housing is constructed of die-cast aluminum with an integral refractive polycarbonate lens and advanced optical design, which in conjunction with energy-efficient, long-lasting LEDs provides maximum path of egress lighting performance. The Sure-Lites Architectural Emergency Light is wet listed for temperatures between -30°C and 50°C (-22°F and 122°F). AEL2 has an always on mode and is available with Eagle Eye self diagnostics.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Electrical

- Dual Voltage Input, 120/277 VAC, 60Hz
- Line-latching
- Solid-state Voltage Limited Charger
- Low-Voltage Disconnect
- Overload/Short Circuit Protection
- Test Switch/Power Indicator Light
- Fully Recharged in 24 hours
- Self diagnostics

Housing Construction

- Die-cast Aluminum Housing
- Universal Pattern Knockouts on rear of housing for direct mounting to junction box
- 1/2" Threaded Conduit Access on top surface
- Powder Coat Paint Finish
- UV Stable Polycarbonate Lens
- Silicone Gaskets

Battery

- Sealed Nickel Cadmium
- Maintenance free, long life
- Full Recharge Time, 24 hrs

Code Compliance

- UL924 Listed
- UL Outdoor Wet Location Listed (suitable for wet and damp locations)
- Life Safety NFPA 101
- NEC/OSHA
- Most State and Local Codes
- City of Chicago Code
- New York City Code

Warranty

- Unit: 5-Year
- Battery: 15-year pro-rata

Lamp Data

- 10 High Power LEDs
- Two color temperatures: 3000K and 5000K



AEL 2 ARCHITECTURAL EMERGENCY LIGHT SERIES 2

DIE-CAST ALUMINUM

SURFACE MOUNT

SEALED NICKEL
CADMIUM BATTERY

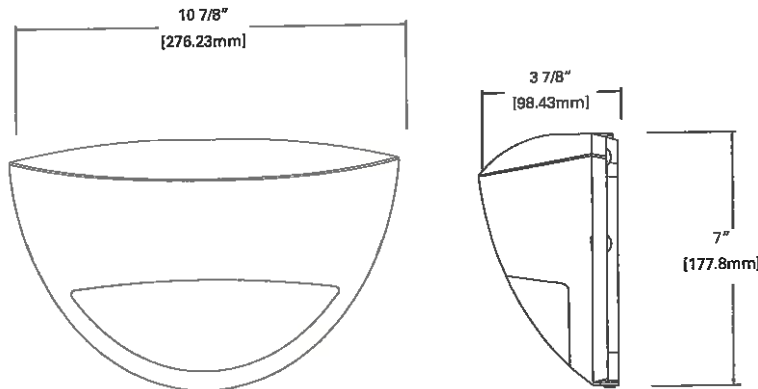
LED LAMPS

EAGLE EYE
SELF DIAGNOSTICS

ALWAYS ON FEATURE

EMERGENCY LIGHTING

TOTALLY PREDICTABLE
RELIABILITY



ORDERING INFORMATION

Family	Color Temperature	Housing Finish	Options
AEL2 = Architectural Emergency Light 2	31 = 3000K Ave 46 = 5000K Ave	___ = Silver WH = White BK = Black BZ = Bronze	___ = No Self Diagnostics SD = Eagle Eye Self Diagnostics

ENERGY DATA

Sealed Nickel Cadmium Battery

Input Current:
(Used as emergency light only):
120V = 2.0 Watts
277V = 2.3 Watts

Input Current:
(Used as dual purpose
emergency light &
always-on light fixture):
120V=5.2 Watts
277V=5.0 Watts

Cooper Lighting
by **EATON**

Specifications and dimensions subject to change without notice.
Consult your representative for additional options and finishes.

ADX131226
2014-07-02 15:09:59

116 A

DESCRIPTION

Low brightness 7-3/8-inch aperture Surface Cylinder for use with a 26W or 32W Triple Twin Tube 4-pin compact fluorescent lamp. Adjustable and locking socket position allows reflectors with different distributions to be used within the same housing for a variety of lighting effects. Standard features include low iridescent finish on all reflectors, electronic ballast and venting to ensure maximum lamp life and lumen output. Optics offer unparalleled performance with glare free downlighting.

Catalog #		Type	
Project		Date	
Comments			
Prepared by			

SPECIFICATION FEATURES

Reflector

Available in a variety of Alzak® finishes. .050 thick aluminum, in a one piece spun macrofocal parabolic contour. Positive reflector mounting pulls trim tight to housing.

Housing

Round seamless aluminum with crisply detailed edges. Choice of finish in white, matte black or bronze. Other finish options available upon request. Installs to canopy via keyhole slots for positive mounting.

Mounting

Mounting canopy installs to recessed junction box (by others). All hardware and brackets are galvanized or plated.

Socket

4-pin GX24q3 base with fatigue free stainless steel lamp spring ensures positive lamp retention. Socket plate adjusts and locks into position without tools to accommodate various reflectors.

Electronic Ballast

Electronic ballast provides full light output and rated lamp life. Provides flicker free and noise free operation and starting.

Labels

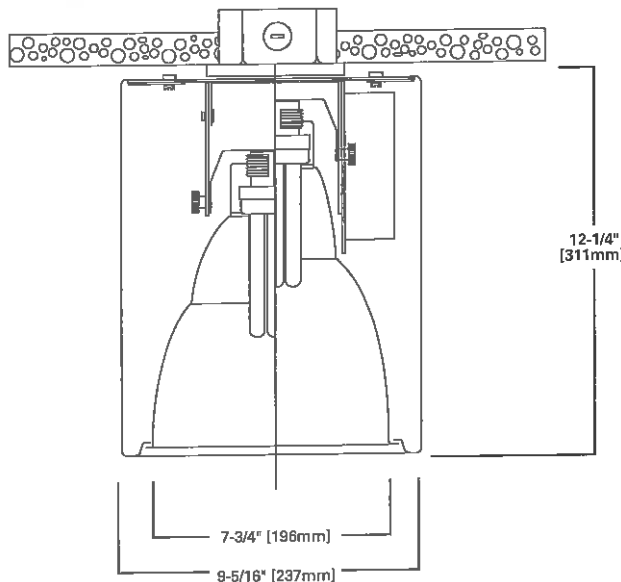
cULus listed, C.S.A. certified, standard damp label.



C17032
7000/50
7010/20/30

26W, 32W TTT or PLT 4-pin
Compact Fluorescent

7-Inch Surface Cylinder



ENERGY DATA:	
26W TTT 4-pin	
Ballast: Electronic	
120V Input Watts: 28	Line Amps: 0.25
277V Input Watts: 28	Line Amps: 0.08
Power Factor: >0.99	THD: <50%
Min. Starting Temperature: -10°C (15°F)	
Sound Rating: Class A Standards	
32W TTT 4-pin	
Ballast: Electronic	
120V Input Watts: 34.5	Line Amps: 0.30
277V Input Watts: 34.5	Line Amps: 0.13
Power Factor: >0.99	THD: <10%
Min. Starting Temperature: -10°C (15°F)	
Sound Rating: Class A Standards	

NOTES: Accessories should be ordered separately. For additional options, please consult your Cooper Lighting Representative. Alzak is a registered trademark of Aluminum Company of America.



1/11/2016

Jim Dickson
CQCH
101 Cole Ave.
Bisbee Arizona 85603

Dear Property Owner:

The Copper Queen Community Hospital is making application for modification to the Special Use Permit to install a new sign at the Copper Queen Community Hospital Palominas Hereford Clinic located at 10524 Highway 92. The Special Use Permit application is required to allow the sign to exceed the maximum height requirement by Cochise County zoning and development code. The new sign is more aesthetically pleasing and internally lit with energy efficient LED lights that meets or exceeds all Cochise County code requirement. A rendering and site plan of the sign is included in this package for your review.

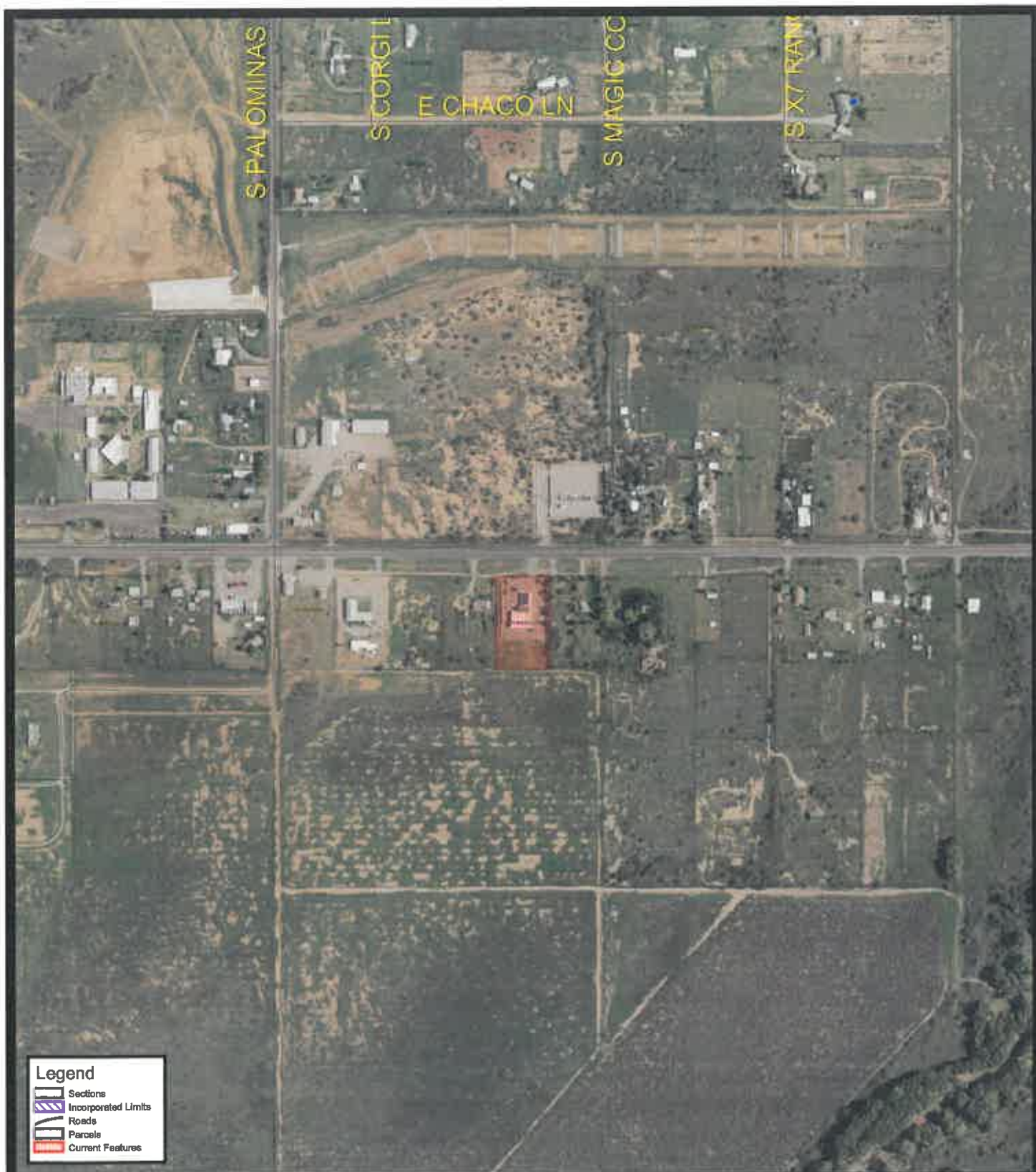
No action is necessary, however if you wish to provide comment please address them to Attn: Guy Shoaf at the address listed below or gshoaf@cqch.org.

Sincerely

Jim Dickson
CQCH
101 Cole Ave. Bisbee AZ 85603

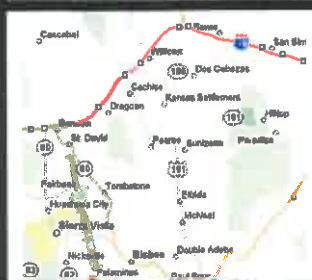
Enclosures

118 A



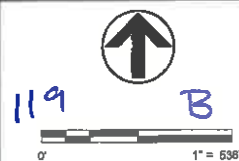
Legend

- Sections
- Incorporated Limits
- Roads
- Parcels
- Current Features



SU-06-14C (CQ Palominas)
sign modification
APN 104-64-007
10524 Highway 92
Hereford, AZ

This map is a product of the
Cochise County GIS
Information Technology Dept.



Drake, Jesse

From: Solis, Joaquin
Sent: Thursday, January 28, 2016 4:33 PM
To: Drake, Jesse; Call, Pat G; Cratsenburg, Diane E; Dist1a; Dist1b; Dist1c; Dist2a; Dist2b; Dist2c; Dist3a; Dist3b; Dist3c; English, Ann S; Esparza, Paul; Flores, Dora V; Hanson, Britt W; Izzo, Michael D; Lamberton, Karen L; Megan Resor/SSVEC; Murphy, Teresa; Riggs, Karen C; Searle, Richard R
Cc: hereford_nrcd@juno.com; mark@palominasfire.com
Subject: RE: SU-06-14C (CQ Palominas) sign modification
Attachments: CopperQueenSU_1stRvw_15-26.pdf

Hi Jesse,
No drainage analysis required for this project.

Thank you
Joaquin

Joaquin Solis, P.E.
Floodplain Engineer/Assistant Director
Highway & Floodplain Division
Cochise County Community Development
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-9300
520-432-9338 fax

From: Drake, Jesse
Sent: Thursday, January 21, 2016 10:36 AM
To: Call, Pat G; Cratsenburg, Diane E; Dist1a; Dist1b; Dist1c; Dist2a; Dist2b; Dist2c; Dist3a; Dist3b; Dist3c; English, Ann S; Esparza, Paul; Flores, Dora V; Hanson, Britt W; Izzo, Michael D; Lamberton, Karen L; Megan Resor/SSVEC; Murphy, Teresa; Riggs, Karen C; Searle, Richard R; Solis, Joaquin
Cc: hereford_nrcd@juno.com; mark@palominasfire.com
Subject: SU-06-14C (CQ Palominas) sign modification

For your review and comment.

Jesse Drake
Planning Manager
Cochise County Community Development
Planning, Zoning and Building Safety Division
1415 Melody Lane, Building E
Bisbee, AZ 85603
520-432-9300
520-432-9278 fax

Public Programs...Personal Service
www.cochise.az.gov



Cochise County
Community Development
Highway and Floodplain Division

Public Programs...Personal Service
www.cochise.az.gov

INTEROFFICE MEMO

Date: January 26, 2016
To: Jesse Drake, Planning Manager
From: Teresa Murphy, Right-of-Way Agent
Subject: SU-06-14C Copper Queen Hospital

Background: The applicant, Guy Shoaf, is requesting a Special Use modification to approve a new over-height sign at the Copper Queen Palominas Clinic, a 1.76-acre, R-36, Business/High Density zoned property. The proposed use is a modification of SU-06-14 (Copper Queen Community Hospital). The subject parcel, APN 104-64-007 is located at 10524 Highway 92, Hereford, Arizona. It is further described as being situated in Section 4, Township 24 South, Range 22 East of the Gila and Salt River Meridian, in Cochise County, Arizona. Right-of-Way Staff was contacted by Planning and Zoning to review the permit and provide comments regarding right-of-way dedication needs for county maintained roads.

Analysis:

- Access for the subject parcel is from Highway 92, milepost 340.
- North 100 feet of parcel Dedicated in Docket 487, page 504, records of Cochise County, Arizona.

Recommendation:

- Highway 92 is not within our jurisdiction and as such, there is no need for right-of-way dedication at this time.

Highway and Floodplain
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Planning, Zoning and Building Safety
1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Drake, Jesse

From: Lamberton, Karen L
Sent: Wednesday, February 17, 2016 10:04 PM
To: Drake, Jesse
Subject: Copper Queen Palominas Sign SU 06-14C

This previously approved sign is requesting a modification to an existing sign in the exact same location. The sign itself has no specific traffic impacts. We decline the opportunity to complete a formal traffic analysis.

Please request the applicant to revise their site plan for the commercial permit phase to show the distance from the sign base to the property line. This must be 10 feet back from the property line to meet the County setback requirements. Please also have them revise the language shown as "new sign location" to state "replacement sign in same location" to make it clearer that this is replacement not a "new" sign location. A brand new sign location would trigger a closer review than a replacement of a sign in the same location.

This e-mail contains all my comments: no formal memo will be submitted for this docket.

Karen L. Lamberton, AICP
County Transportation Planner
Community Development Department
1415 Melody Lane, Building F
Bisbee, AZ 85603
520-432-9240 phone
520-432-9278 fax

Public Programs... Personal Service
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